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Willes Road, Leamington Spa

Price guide  
£895,000





A Grade II Listed Regency residence of style and character providing substantial five bedroomed accommodation which has been sympathetically modernised to retain much of the property's original character with a wealth of period features, in this well regarded south Leamington Spa location.

### Willes Road

Is a popular and convenient south Leamington Spa location, ideally sited within walking distance to the town centre and all amenities including shops, schools and recreational facilities including nearby Jephson Gardens.

The location is renowned for its variety of properties including many fine period residences and has consistently proved to be popular.

### The Property

Is a fine Grade II Listed period residence of immense style and character with typical Regency style facade providing well modernised and extremely well proportioned five bedroomed accommodation which has been sympathetically modernised including refitted kitchen and bathroom, yet successfully retains much of the property's original character. The ground floor accommodation is typically arranged around an impressive reception hall and

includes three large reception rooms and a conservatory. The agents consider inspection to be essential for its size, level of appointment, situation and general character to be fully appreciated.

In further detail the accommodation comprises:-

### Reception Hall

With timber panelled entrance door with glazed panel over, coving to ceiling, picture rail, radiator, terrazzo tiled floor, radiator, staircase off with balustrade and access to cellar.

### Rear Lobby

With tiled floor, timber and glazed panelled rear door and down lighters.





### Cloakroom/Utility/WC

With low flush WC with wash hand basin and mixer tap, vented for tumble dryer, plumbing for automatic washing machine, tiled floor, down lighters, night storage heater and connection.

### Sitting Room

18'9" x 15'9" (5.72m x 4.80m) With period fireplace with marble inset and hearth, gas real flame effect fire and connection, shuttered and sash window, coved cornice, picture rail, wall light points, TV point, double radiator.

### Drawing Room/Study

14'4" x 15' (4.37m x 4.57m) With double sash windows to two aspects, shuttered French doors, period working fireplace and hearth with picture rail, coving to ceiling.

### Dining Room

15' x 14'6" (4.57m x 4.42m) With coved cornice, picture rail, period fireplace feature, two double radiators with twin shuttered French doors leading to...

### Conservatory

11'9" x 14'6" (3.58m x 4.42m) Being timber framed sealed unit double glazed with tiled floor with twin French doors to

rear garden, roller blinds, coloured leaded opening light features, cast iron period style radiator.

### Breakfast Kitchen

15' x 16'9" (4.57m x 5.11m) With tiled floor, range of coloured faced base cupboard and drawer units with granite work surfaces, matching range of high level cupboards, adjoining three quarter height unit, appliance space for American style fridge, built in Rangemaster range set in original fireplace recess, island unit incorporating twin Belfast sink unit with mixer tap, plumbing for automatic dishwasher, tiled splash backs, concealed pelmet lighting, sash window, down lighters, double radiator.





## Family Room

11' x 10'4" (3.35m x 3.15m) With French door, tubular style radiator, wrought iron spiral staircase leading to...

## First Floor Bedroom

10'6" x 10'9" (3.20m x 3.28m) With tubular radiator and down lighters.

## Principal Staircase & Landing

With original balustrade, leads to mezzanine landing.

## Refitted Shower Room/WC

With walk in tiled shower cubicle, glazed panelled screen, integrated shower unit, wash hand basin with mixer tap

inset to vanity unit, low flush WC, contemporary style heated towel rail.

## Bedroom One

14' x 15' (4.27m x 4.57m) With two double open wardrobes with hanging rails, shelves, period fireplace feature, radiator, sash window overlooking the rear elevation.

## Bedroom Two

14' x 15' (4.27m x 4.57m) With sash window overlooking the front elevation, period fireplace feature, radiator, picture rail and down lighters.

## Bedroom Three

10'8" x 9'3" (3.25m x 2.82m) With period fireplace feature, double radiator and picture rail.

## Bedroom Four

15' x 13'1" (4.57m x 3.99m) With period fireplace feature, two double built in wardrobes (one open) with picture rail, double radiator.

## Family Bathroom/WC

15' x 11'6" (4.57m x 3.51m) With stand alone ball and claw bath with pedestal mixer tap with shower attachment, vanity unit incorporating wash hand basin, bidet, low flush WC, over-sized tiled shower cubicle with integrated shower





unit, double lighters, double radiator, period style fireplace feature.

### Dressing Room

10'9" x 5' (3.28m x 1.52m) With radiator, sash window.

### Outside

To the front of the property is a central path flanked by synthetic lawn with gravelled flower borders, bounded by railings. The main garden is principally to the side of the property, being walled with extensive paved patio, shaped lawn, twin block paved off road car parking for two cars, with electric gates leading to a small kitchen garden area

and circular brick built garden room feature. Immediately to the rear of the property is a small block paved courtyard with pedestrian access.

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in

satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

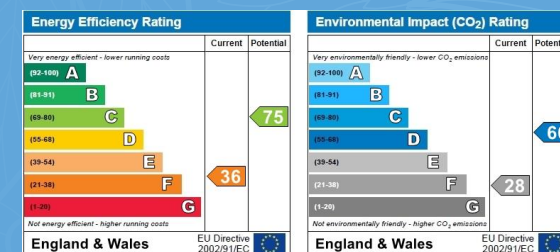
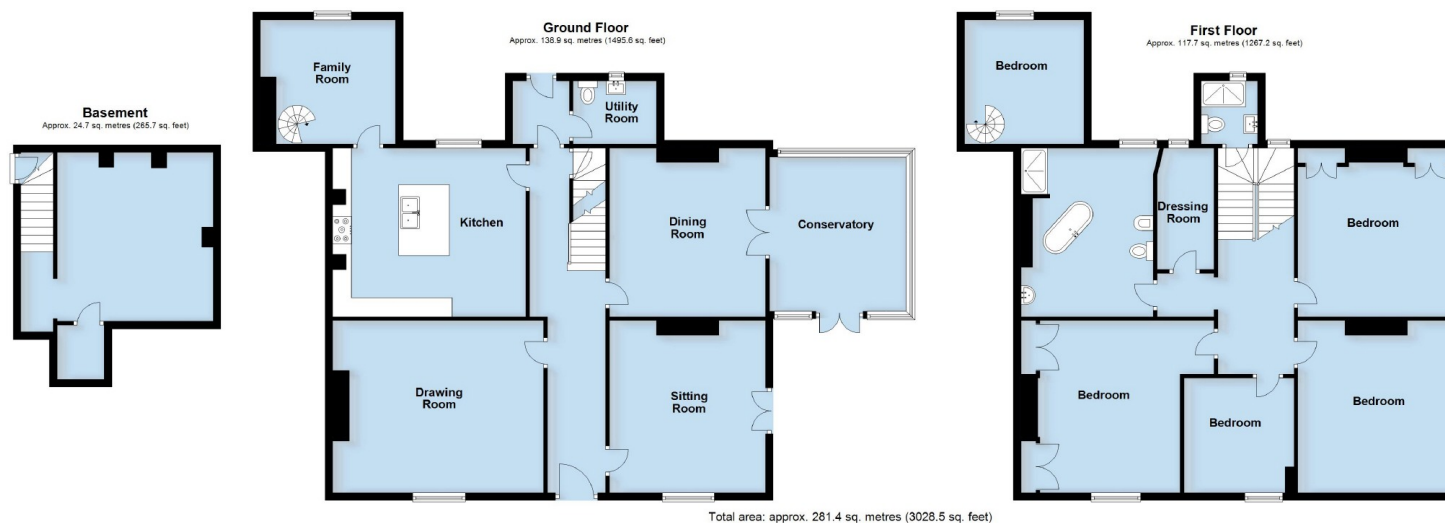
Proceeding east from our office via Warwick Street, proceed for its entirety following onto Willes Road and after passing over the river, the property will be found some distance on the right hand side, identified by an agents for sale board.

### Willes Road

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