



# KIMBERLEY HOUSE

3 LILLINGTON AVENUE • LEAMINGTON SPA • WARWICKSHIRE

savills









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**Approximate times and distances:**

Town Centre and Railway Station to London Marylebone (approximately 90 minutes) 0.75 mile,  
Stratford-upon-Avon 11 miles, Banbury 21 miles, Birmingham 21 miles, M40 (Junction 13) 4.4 miles

## Well-appointed modern living

Reception hall, drawing room, dining room, sitting room, television room, garden room,  
office, kitchen and breakfast room, two utility rooms, two cloakrooms, cellar.

Seven bedrooms, four bath/shower rooms, separate WC.

Ample off road parking.

Landscaped walled gardens, entertaining areas, Alitex greenhouse, garden store.



SAVILLS BANBURY  
36 South Bar,  
Banbury,  
Oxfordshire, OX16 9AE  
01295 228 010  
banbury@savills.com

Your attention is drawn to the Important Notice on the last page of the text

## SITUATION

- Wide range of recreational, cultural and retail facilities within Leamington Spa.
- Private education can be found at Rugby (Rugby School), Leamington Spa (Arnold Lodge Preparatory and Kingsley School for Girls), Dunchurch (Bilton Grange) and Warwick (Warwick School).
- Communications are excellent with M40 (junction 13) 4.4 miles away providing access to Birmingham, Birmingham International Airport and the north linking to M1, M5 and M6; and to Oxford and London to the south.
- There are mainline train services from Leamington Spa, Coventry and Rugby into London Marylebone and Euston, and Birmingham New Street.
- Sporting and recreational facilities in the area include golf at Whitefields, Thurlaston and Staverton; fishing and sailing at Draycote reservoir; theatre at Stratford-upon-Avon; horse racing at Warwick, Stratford-upon-Avon and Towcester.

## DESCRIPTION

- A carefully restored, extended and much improved family house.
- Brick construction under a pitched slate roof, built in 1903. Lying in a Conservation Area, this house would be ideal for families wishing to take advantage of the excellent local educational facilities and communication links.
- Period features include arched part glazed front door, leaded lights, dado and picture rails, moulded ceilings and cornicing, open fireplaces with marble surrounds and cast iron inserts, sash windows (some with shutters), deep skirting boards, elegant staircase, 4-panel internal doors with brass door furniture.
- The house has been sympathetically modernised by the current owners with attention to detail and installation of quality fittings.
- A bespoke kitchen and breakfast room with base and eye level units, granite work surfaces and island leads into a light and spacious breakfast area. From here you can enjoy a lovely aspect and direct access onto the garden.
- Utility room with door to front, ideal for getting the children and shopping into the house.
- From the central hallway there are four principal reception rooms. These offer generous proportions and ceiling heights, all providing a feeling of space and light.







- The dining room has an impressive bay window overlooking the garden; the drawing room offers considerable elegance with fireplace; a garden room to rear has aspect and access onto the garden and covered entertaining area; useful television room.
- Useful rear utility room housing boiler, space and plumbing for washing machine, Belfast sink.
- Steps descend to the cellar with original wine bins and reasonable ceiling height.
- Office to side with secondary cloakroom and door to side providing independent access, ideal for working from home.
- On the first floor there are five bedrooms all offered in excellent order. In particular the main bedroom with extensive built-in bedroom furniture and dual aspect. Bedroom 3 has en suite shower room.
- Through bedroom 4 (currently a nursery) to bedroom 5 has dual aspect and lends itself for guests, au pair or children's bedrooms. Bedroom 5 has en suite shower room.
- Generous family/en suite bath and shower room with white suite, French bath, pair of hand basins, shower, heated towel rail.
- Second floor has two further bedrooms, ideal for children with separate WC.
- Externally the property is accessed through brick piers to paved parking and turning area.
- There are walled gardens to the rear which have been painstakingly and carefully landscaped. Works include significant hard landscaping, creations of various borders and beds, rose trellising. Hardwood pergola providing covered entertaining area. In addition is a glazed Victorian style entertaining canopy.
- Garden store, compost area and general storage. Bespoke handmade Alitex greenhouse, power and light connected. Box parterre. Exterior lighting.
- Garden measures 49 metres max in depth.

## ACCOMMODATION

See floor plans below.



## DIRECTIONS

From Junction 13 of the M40 head north on the A452 towards Warwick and Leamington Spa. Stay on the A452 to Leamington Spa town centre, crossing over the River Leam and under the railway line. Continue along the A452 until this road reaches the A455 (Rugby Road) roundabout. Take the 2nd exit which is the A452 (Lillington Avenue). Continue over the Kenilworth junction and just before Arlington Avenue, Kimberley House (No 3) can be found on the left-hand side.

## SERVICES

Mains water, electricity, gas and drainage are connected to the property. Gas-fired central heating system. BT connected subject to the usual transfer regulations.

## LOCAL AUTHORITIES

District Council  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa  
Warwickshire CV32 5HZ  
Tel: 01926 450000

County Council  
Warwickshire County Council  
PO Box 91  
Shire Hall  
Warwick CV34 4RR  
Tel: 0345 500500

**COUNCIL TAX BAND:** G

**POSTCODE:** CV32 5UF

**TENURE:** FREEHOLD

## VIEWING

Strictly by appointment with Savills. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

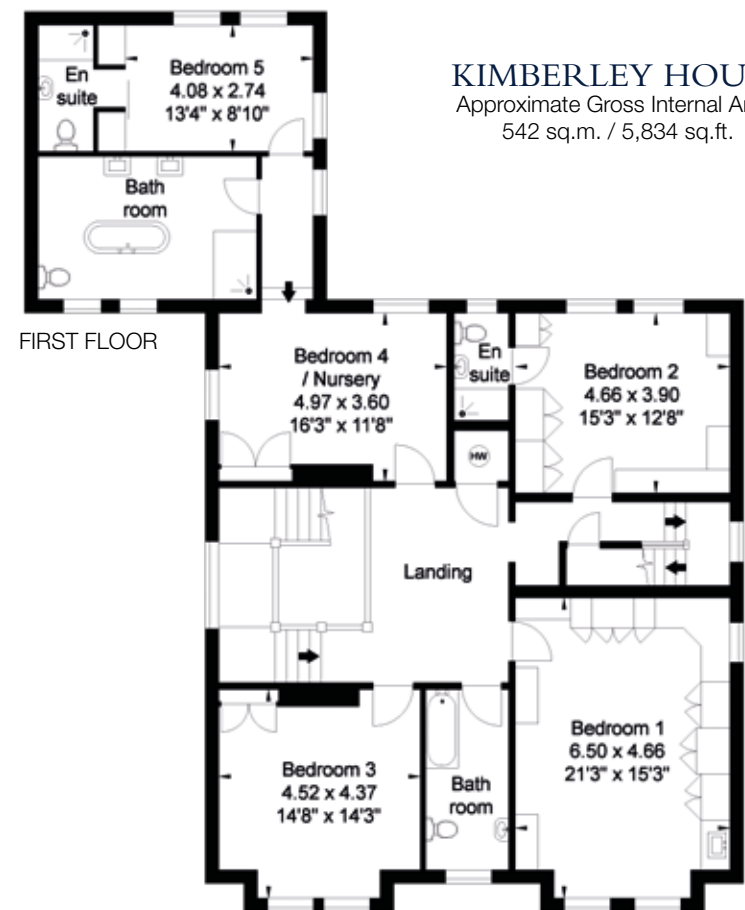
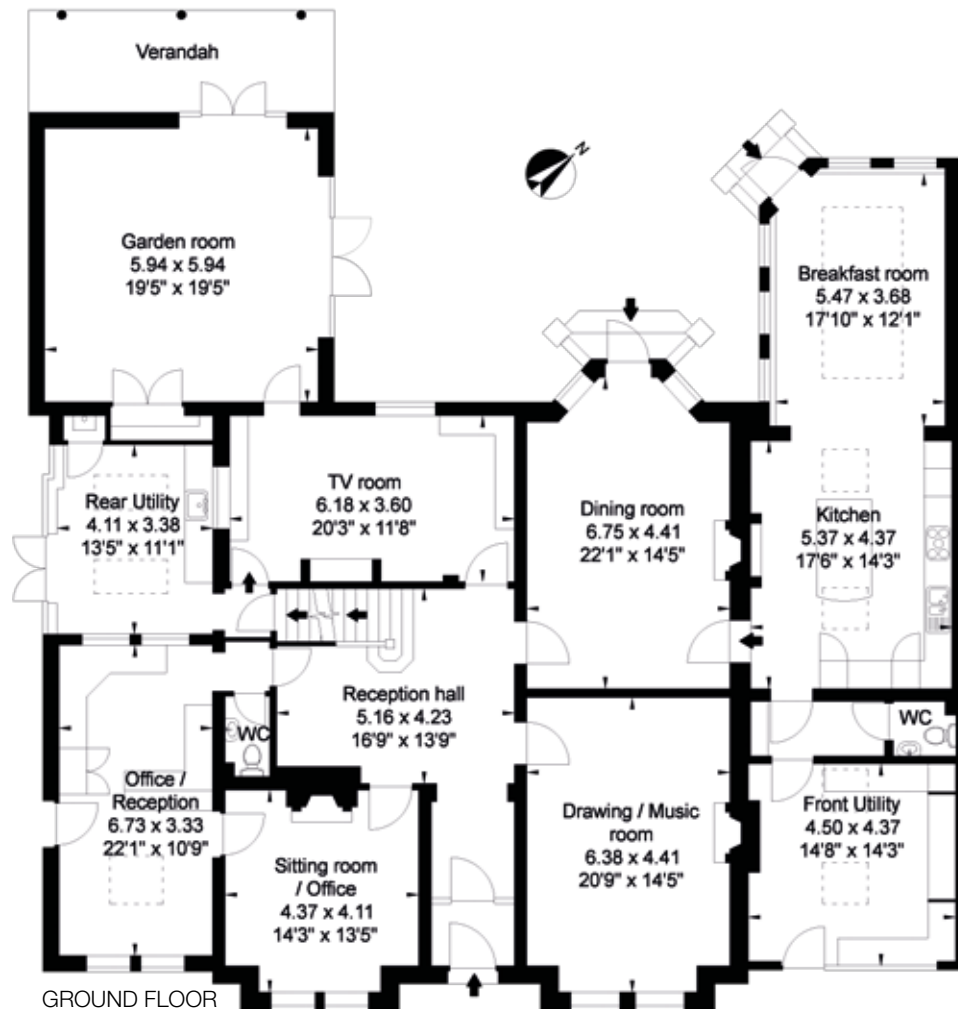
## FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

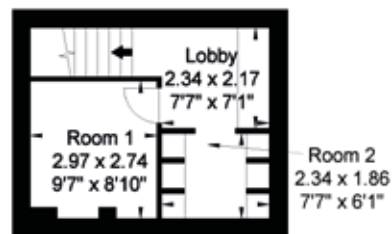


### IMPORTANT NOTICE:

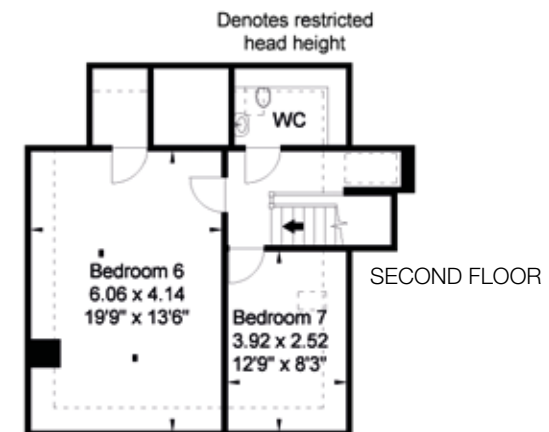
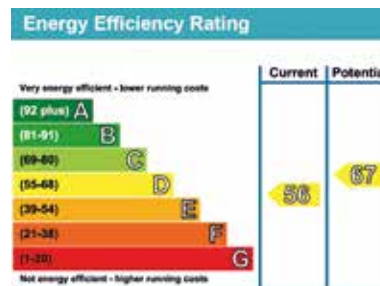
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**KIMBERLEY HOUSE**  
Approximate Gross Internal Area:  
542 sq.m. / 5,834 sq.ft.



CELLAR







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