

Stunning Grade II listed Georgian villa.

Willes Road, Leamington Spa, Warwickshire, CV31 1BN

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Guide Price £1,950,000



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About this property

Substantial Grade II listed villa of early 19th century origins arranged over three floors. Pinkish-brown brick with painted stucco façade under a Welsh slate roof. The current owners have sympathetically renovated, extended and improved throughout, maintaining many of the original key features and thus retaining its elegance and charm. Period features include open fireplaces, sash windows, cornicing, deep skirting boards, four panel internal doors, elegant staircase, entrance portico and wrought iron railings.

The house now offers fantastic flexible split level accommodation which embraces modern living to the full. The addition of the kitchen and breakfast room plus the sitting/dining/family room extension now gives the property the essential central hub of the house, with doors onto the garden and paved terrace beyond for summer entertaining. The reception hall has access to the main reception rooms and stairs to first and lower ground floors. The drawing room enjoys dual aspect particularly to the front overlooking the park. Elegant Gothic fireplace with an ornate surround acts as the main focal point. Opening through to a lovely snug with dual aspect particularly overlooking the garden to rear. Opposite is the sitting room with Regency fireplace and bay

window overlooking the park.

The principal bedroom lies to the rear of the first floor with dressing room and en suite bath/shower room. Bedroom five on the ground floor is the principal guest room with en suite shower room and separate study. There are three further bedrooms and two further shower rooms (one en suite) on the first floor.

The lower ground floor accommodates the stunning kitchen and breakfast room. The kitchen comprises lovely Monkeywood bespoke hand built storage cupboards and an extensive island unit with breakfast bar, waterfall work top and kitchen sink with Quooker hot and cold tap. Integral fittings including fridge, freezer, drinks fridge, drinks cupboard, coffee station and dish washer. This lovely room flows into a substantial extension where the current owners have added a spacious and light sitting/dining/family room with the addition of a roof lantern and bi fold doors, all allowing natural light to pervade throughout.

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Property details

From the kitchen and breakfast room there is a door to a useful pantry. Opposite the kitchen is a study and beyond a gym/bedroom six. Utility room with space for washing machine and tumble dryer. The lower ground floor cloaks/shower room is a recent, useful addition particularly to serve bedroom six.

Outside is a lovely walled garden to the rear (southerly aspect) with an adjoining paved terrace and outdoor kitchen, perfect for summer entertaining getting the summer sun throughout the day. Automatic electric entrance gates open to a shingle covered driveway leading to an area of parking to the side of the garden and house, providing ample parking space for multiple vehicles. Pedestrian access via a gateway on to Willes Road.

There is planning permission and Listed Building consent for a double garage and annex above, to the side of the house.

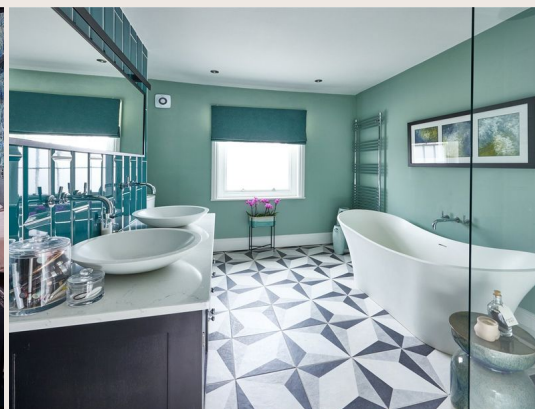


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Plans

Approx. gross internal floor area

4,425 sq ft

Local Area

Situated on Willes Road overlooking Welches Meadow, Arno Villa is approximately 0.5 miles from the town centre which can be accessed on foot through Jephson Gardens.

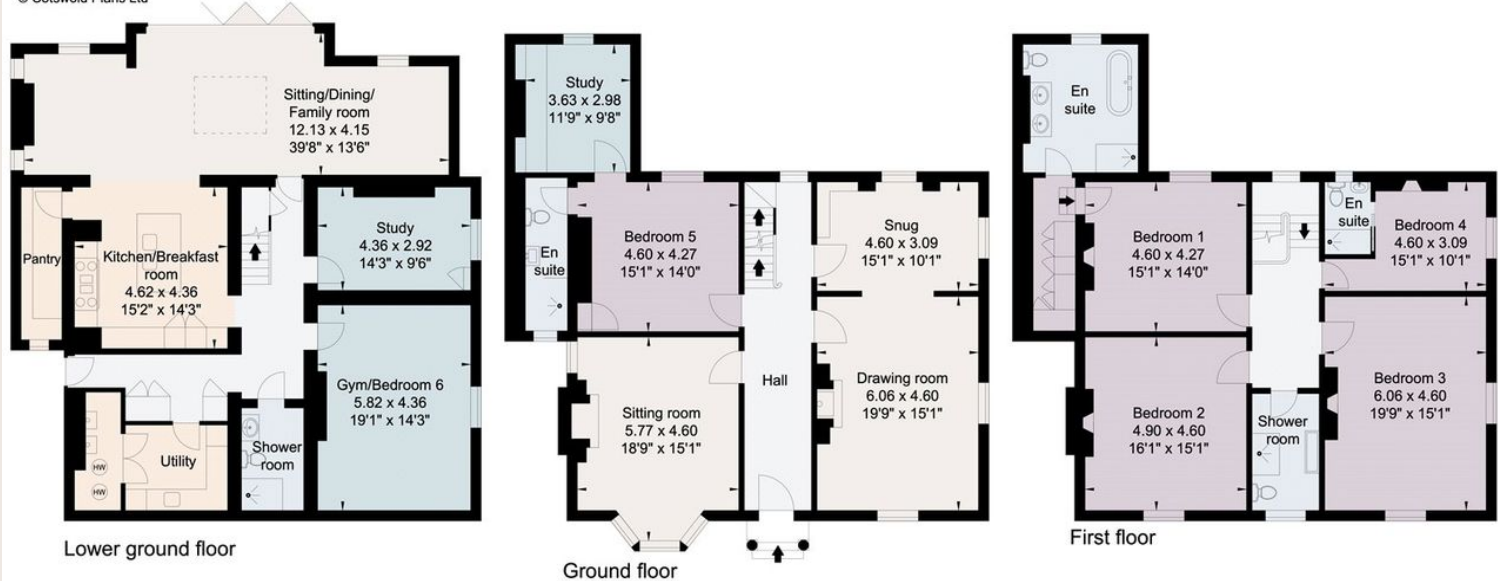
There are a wide range of recreational, cultural and retail facilities within Leamington Spa.

Communication links include 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.

Arno Villa, 63 Willes Road, Leamington Spa

Gross internal area (approx):
411 sq m (4,425 sq ft)
For identification only. Not to scale
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Key Information

Local Authority

Warwick District Council

Council Tax

Band = G

Tenure

Freehold

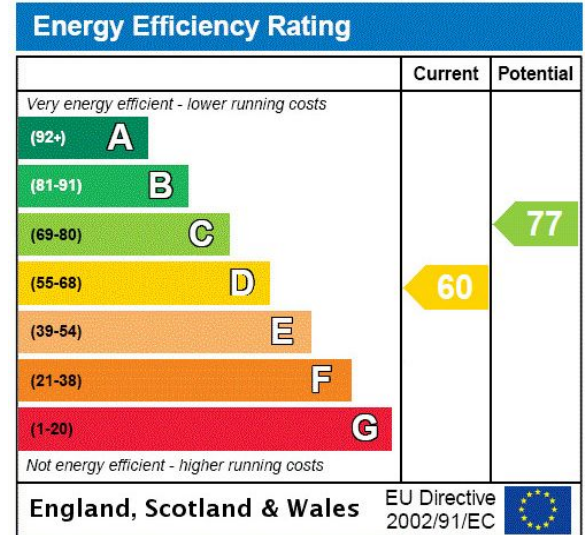
Services & Additional Information

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

EPC



EPC Rating = D

PROPERTY



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Enquire



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Published: March 2024

Property Ref: CLV233617

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