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6, Church Hill, Leamington Spa

Guide Price
£950,000



A well proportioned period villa conveniently located just west of the town centre with well proportioned, four double bedroomed accommodation over four levels and large garage/workshop to rear.

Briefly Comprising:-

Upper ground floor entrance hallway, living room, dining room, study, lower ground floor hallway, open plan breakfast/kitchen to family/dining area with independent front access and bi-fold doors to patio to rear, rear lobby and utility/WC. First floor landing with family bathroom, master bedroom en-suite and further double bedroom. Second floor landing serving two further double bedrooms. Gas radiator heating, majority double glazed, sunken

foregarden, patioed and landscaped rear garden, large brick garage and carport.

The Property

Is approached via pathway and steps leading up to period entrance door with glazed and stained window over, in turn leading to

Entrance Hallway

With staircase rising to first floor landing, cornicing, radiator.

Living Room

14'4" into chimney recess x 16'9" into bay (4.37m into chimney recess x 5.11m into bay)

With double glazed sash timber bay window to front elevation, period fireplace surround, cornicing, picture rail, radiator, book shelves to either chimney recess.

Dining Room

11'4" plus chimney recess x 14'8" (3.45m plus chimney recess x 4.47m)

With feature fireplace surround, ceiling rose, cornicing, picture rail, fitted book and CD case shelves to either chimney recess, double doors to balcony with wrought iron railings, double radiator.

Study

7'4" x 6'7" (2.24m x 2.01m)

With upvc double glazed window to rear elevation, cupboard housing Baxi boiler.

Lower Ground Floor Hallway

With door leading to breakfast/kitchen and useful understair store cupboards.





Breakfast / Kitchen

12'7" into chimney recess x 14'3" (3.84m into chimney recess x 4.34m)

With a range of cream shaker style base cupboards with solid granite work surface over, underslung one and a half bowl sink unit with drainer grooves to side, concealed Neff dishwasher, space for American style fridge freezer and space for range style oven with filter hood fitted over, splashback tiling, breakfast bar providing seating position, bi-fold timber doors, leading to patio to rear, tiled floor with downlighters, broad square archway leading to adjacent open plan.

Family /Breakfast Room

189" x 16'5" (57.61m x 5.00m)

With upvc double glazed window to front elevation, fitted book cases to chimney recesses and additional run of book cases and cupboards to the opposite wall, gas fired period stove style fire, to chimney recess with tiled hearth, window and personal door to the front of the property.

Rear Lobby

with a range of wall and base units with sink drainer to working surface, tiled floor, upvc double glazed door to side. Door leads to

WC / Utility

With space and plumbing for washing machine, further appliance



space, working surface and wall cupboard, low level WC, wash hand basin, double glazed window to rear.

First Floor Landing

With mezzanine landing to rear with access to

Family Bathroom

Fitted with a roll top freestanding claw feet bath with period style taps with telephone style shower attachment, corner glazed shower cubicle, pedestal wash hand basin, low level WC, splashback tiling, radiator towel rail, upvc obscure double glazed window to rear elevation, downlighter points to ceiling, tiled floor.





Bedroom One (Front)

12'4" plus fitted wardrobes x 16'11" into bay (3.76m plus fitted wardrobes x 5.16m into bay)
 With timber framed double glazed sash windows to front elevation, ceiling rose, picture rail, radiator, wardrobes to either chimney recess, wall light points to bed position and door to

Re-Fitted Ensuite Shower Room

Fitted with white low level WC to comprise pedestal wash hand basin, low level WC with concealed cistern, double shower cubicle with hand held shower attachment and fixed rainwater style shower head over, obscure glazed sash window to front elevation, downlighter points to ceiling.

Bedroom Two (Rear)

11'4" to front of chimney breast x 14'3" (3.45m to front of chimney breast x 4.34m)
 With picture rail, fitted wardrobes to either chimney recess, feature double upvc doors to wrought iron balcony to rear and fitted bookcase to one wall, radiator.

Second Floor Landing

Timber framed, leaded and stained glazed window to rear, airing cupboard housing insulated hot water cylinder with slatted shelving over.



Bedroom Three (Front)

14'4" into chim recess, inc fit w/robe x 16'11" (4.37m into chim recess, inc fit w/robe x 5.16m)
 With timber framed sash window to front elevation, secondary double glazed unit behind, fitted wardrobes and shelved cupboards providing hanging and storage, radiator.

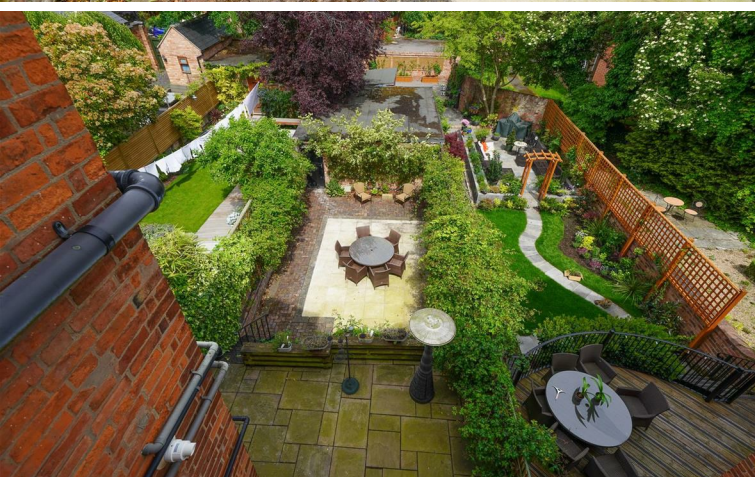
En-Suite Shower Room

With fitted low level WC, pedestal wash hand basin, corner shower cubicle, splashback tiling, radiator towel rail, Velux double glazed roof line window to front elevation.

Bedroom Four (Rear)

11'4" x 12' (3.45m x 3.66m)
 With upvc dormer window to rear elevation, radiator.





Outside (Front)

With a shallow foregarden with path leading to entrance door and additional path leading down to sunken lightwell with understair recess and door to the lower ground floor.

Outside (Rear)

With an attractive rear garden with broad patio across the rear of the property with steps leading down to the remainder of the garden which is mainly paved but could be changed to a lawn should someone desire, with brick pathway leading to the garage. Small storage recess under the patio,

Garage

19'2" x 20'6" (5.84m x 6.25m)

Is approached via road to the rear with vehicular access leading to a car port, folding timber doors, leading to garage with an off-set approach, providing useful garage/workshop/storage facility with power and light points fitted.

Tenure

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

services

All mains services are understood 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

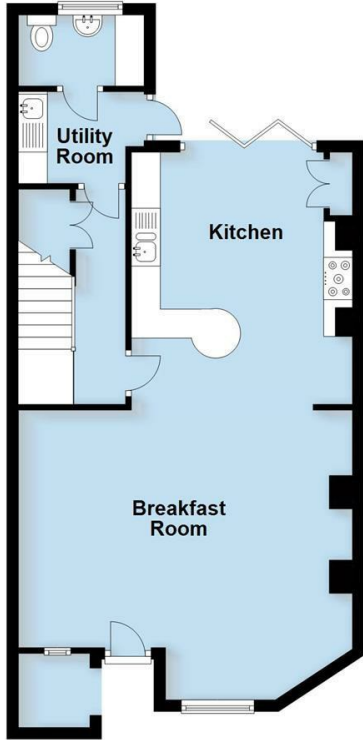
From the agents offices continue down Grove Street turning right onto Church Hill where the property is located a short distance along on the right hand side easily identified by the agents for sale board.

6 Church Hill
Leamington Spa
CV32 5AY

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

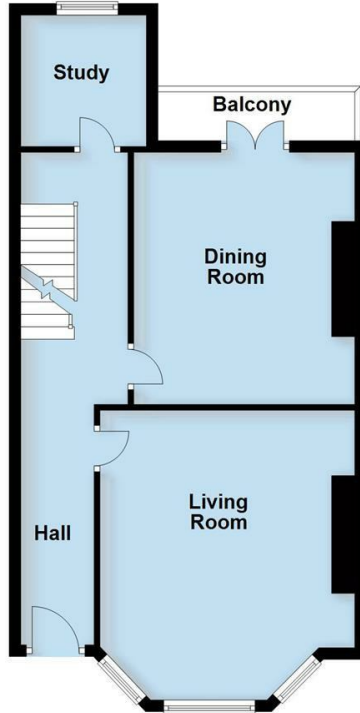
Lowest Ground Floor

Approx. 58.6 sq. metres (631.2 sq. feet)



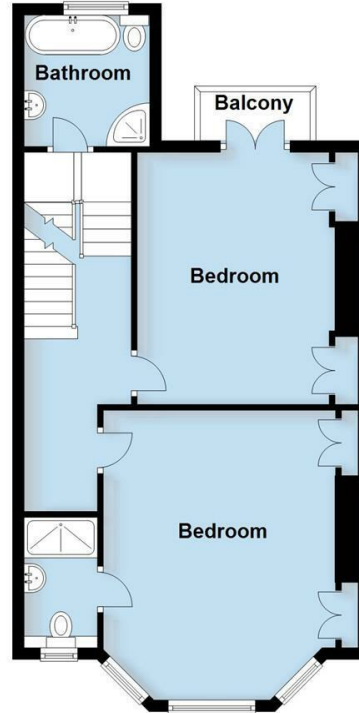
Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



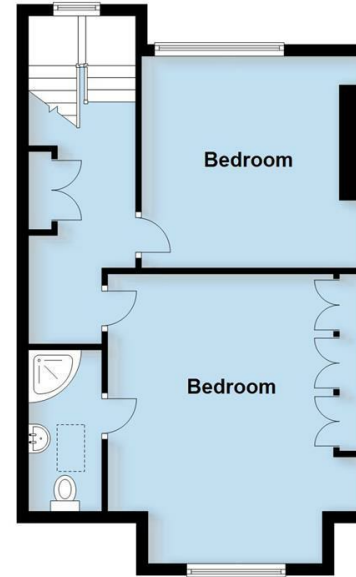
First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



Second Floor

Approx. 49.5 sq. metres (532.3 sq. feet)



Total area: approx. 222.5 sq. metres (2394.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL