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RESIDENTIAL

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Gaisgill, 22 Warwick Place, Leamington Spa



An outstanding opportunity to acquire a most impressive, individually styled, 1930's built detached family residence providing spacious and extended six bedroomed accommodation, arranged over three floors. Sympathetically modernised to retain much of the property's original character, in this highly regarded North Leamington Spa location.

#### [Warwick Place](#)

Is a popular North Leamington Spa location, conveniently sited within easy reach of the town centre and all amenities, including shops, schools, and a variety of recreational facilities, and also within easy reach of the local railway station. This particular location which comprises many fine

individual dwellings has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer Gaisgill, 22 Warwick Place which is a rare opportunity to acquire a most impressive, individually styled, 1930's built detached family residence, much improved and extended to provide spacious, well-appointed six bedroomed accommodation, which has been sympathetically modernised to retain much of the property's original features whilst successfully integrating a high level of modern appointment. The impressive open plan living/kitchen arrangement, refitted bathrooms being particularly noteworthy. The property is pleasantly sited within Warwick Place with ample off road car

parking, and good sized, established garden of note. The agents consider internal inspection of this most impressive property to be essential for its size, level of appointment, originality and situation to be fully appreciated.

In detail the accommodation comprises:-

#### [Enclosed Storm Porch](#)

With glazed panelled entrance door and coloured leaded side panels which lead to...

#### [Reception Hall](#)

With "Tudor" oak panelled entrance door with glazed side panels, original half panelling and herringbone wood block floor, original staircase and balustrade off, radiator.





### Lounge

17'6" x 12' (5.33m x 3.66m)

With bay window, period style radiator, marble fireplace with insert and hearth, electric fire, original coloured, leaded side windows, oak floor, wall light points, coving to ceiling, TV point.

### Dining Room

14'3" x 12' (4.34m x 3.66m)

With bay window, French door, oak floor, coving to ceiling, period fireplace with Art deco style timber mantle, with cast iron and tiled insert, tiled hearth, radiator.

### Cloakroom/WC

Being refitted, being half tiled with tiled floor, with low flush WC with concealed cistern, vanity unit incorporating wash hand basin with pedestal mixer tap.

### Extended Refitted Living/Kitchen

23' x 11'9" (7.01m x 3.58m)

With tiled floor, twin French doors overlooking rear garden. Part pitched ceiling feature with Velux windows. Extensive range of attractive gloss white faced base cupboard and drawer units, complementary work surfaces and returns with tiled splashbacks over, matching range of high level cupboards, Porcelain single drainer, single bowl sink unit and mixer tap, built-in dishwasher, fridge. Additional large



fridge freezer, Leisure five ring Range, large pantry cupboard with fitted shelves, further range of matching cupboard and drawer units, with matching complementary rolled edge work surfaces and returns. Appliance space with plumbing for automatic washing machine, vented for tumble dryer, single drainer Porcelain sink unit and mixer tap, glazed panelled side door.

### Study

8'4" x 15'2" (2.54m x 4.62m )

With windows to front and side elevations, radiator, and boiler cupboard with central heating boiler.

### Stairs and Landing

With turned balustrade, being part original panelled.





#### Bedroom

12' x 17'6" (3.66m x 5.33m)

With bay window with period style radiator, range of built-in wardrobes with hanging rails, cupboards over, matching bedside units.

#### Bedroom

14'3" x 12'3" (4.34m x 3.73m)

With wash hand basin, bay window, period style radiator.

#### Bedroom

7' x 8' (2.13m x 2.44m)

With radiator.

#### Bedroom

14' x 9' (4.27m x 2.74m)

With vanity pedestal basin, alcove fitted shelves, period style radiator.

#### Separate Refitted WC

Being half tiled with tiled floor, with low flush WC.

#### Refitted Bathroom

12' x 6'1" (3.66m x 1.85m)

Refitted to integrate original features, including coloured leaded porthole window and Oriel bay window with tiled floor, stand-alone designer bath with pedestal mixer tap and shower attachment, pedestal basin with mixer tap, large walk-in shower enclosure with integrated shower unit, built-in airing cupboard with lagged cylinder.

#### Stairs and Landing

With turned balustrade.

#### Shower Room/WC

With tiled cubicle with integrated shower unit, pedestal basin with tiled splashback, low flush WC, radiator, Velux window and eaves storage.

#### Bedroom

12'9" x 8'6" (3.89m x 2.59m)

With radiator, Velux window.

#### Bedroom

19'6" x 8'9" (5.94m x 2.67m)

With twin Velux windows, storage facilities within the eaves, radiator, downlighters.



#### Outside

To the front of the property is a landscaped, generous tarmac drive/car standing for three cars, flanked by lawn and flower borders, well screened by established foliage. Pedestrian side access to good sized, established rear garden, with paved patio, shaped lawn, established flower borders, raised decked patio area, timber garden shed, bounded by close boarded fencing.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

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

#### Services

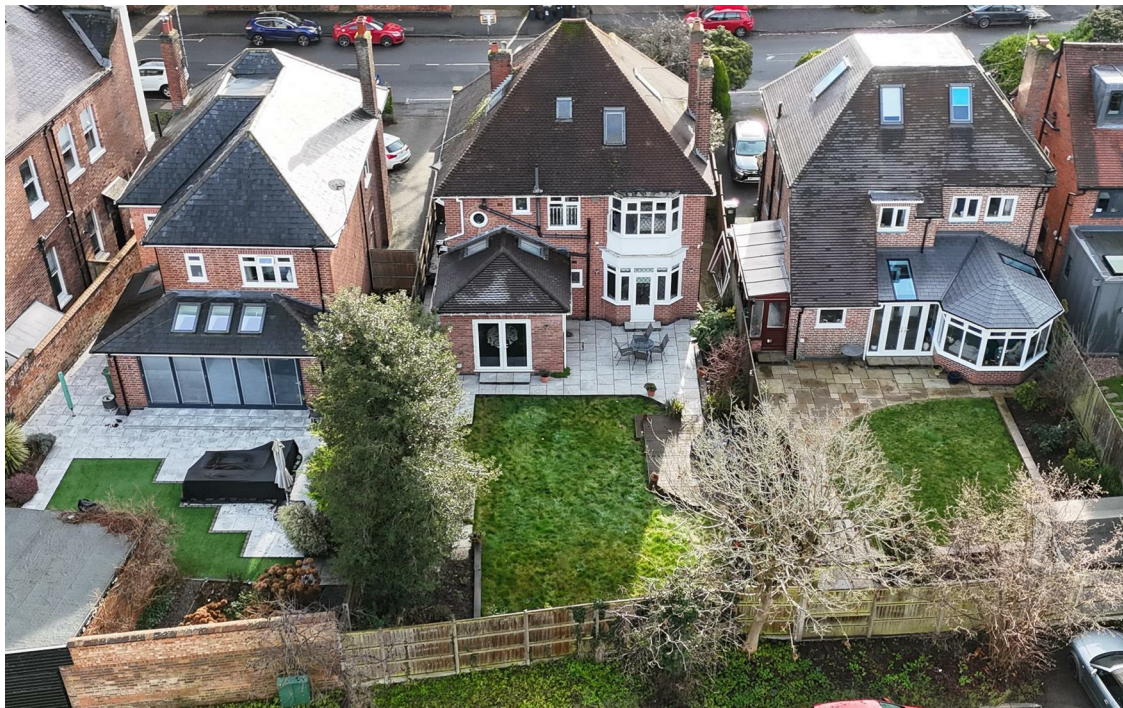
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band G.

#### Location

CV32 5BP

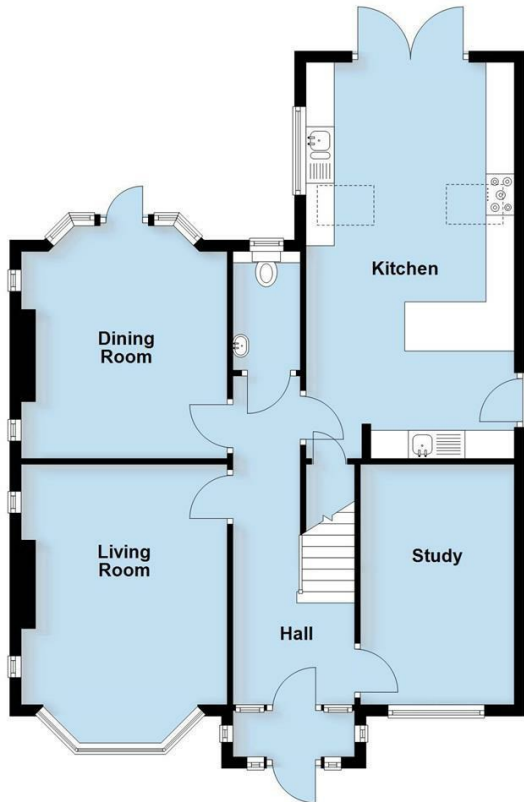




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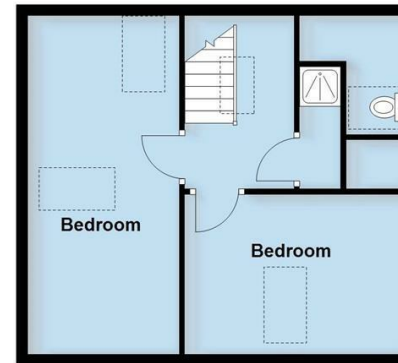
**Ground Floor**  
Approx. 85.5 sq. metres (920.5 sq. feet)



**First Floor**  
Approx. 73.6 sq. metres (792.5 sq. feet)



**Second Floor**  
Approx. 39.8 sq. metres (428.7 sq. feet)



Total area: approx. 199.0 sq. metres (2141.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

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

Current rating: 55 (E)  
Potential rating: 71 (C)

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