

**ehB**  
RESIDENTIAL

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**Penns Lane House, Penns Lane, Eathorpe, Leamington Spa**

**Offers Over  
£750,000**





An outstanding opportunity to acquire an individually styled, detached country residence, providing spacious, well appointed accommodation arranged over three floors, including five bedrooms and three bathrooms. The property also features a detached double garage with a room above, offering considerable scope for a variety of uses, all situated in this highly regarded rural village location.

#### Eathorpe

Located just off the A46 Fosse Way, the property enjoys a charming rural village setting approximately 7 miles from Leamington Spa town centre. It is conveniently positioned for a number of other work centres including Coventry, Warwick, Southam, and Rugby, and offers excellent accessibility to the wider motorway network, with the M40 and M69 both easily reached.

Whilst the village itself contains a limited range of local facilities and amenities, a good selection of shops are available locally in both Long Itchington and nearby Cubbington. The village is surrounded by pleasant open countryside and has consistently proved to be very popular.

ehB Residential are pleased to offer Penns Lane House, a unique and individually designed detached family residence, originally constructed in 2006 for the present owners' occupation. Providing spacious, well appointed accommodation, including five bedrooms and three bathrooms, centred around an impressive and spacious, galleried reception hall. The property also features three reception rooms, a well fitted kitchen, and a utility room. Whilst the property has been well maintained, it does offer scope for cosmetic enhancement to suit individual taste.

The property is pleasantly situated on the periphery of the village and adjoining open fields, the property further benefits from a detached double garage with an annex over, which offers excellent potential for a range of uses (subject to the usual consents). The agents consider this property to be a particularly rare opportunity, offered to the market at a very sensible price. and strongly recommend internal inspection.

In detail the accommodation comprises:-

#### Open Porch

With timber panelled entrance door with glazed side panel leads to the...





#### Magnificent Galleried Reception Hall

19'8" x 12' (5.99m x 3.66m)

With staircase off and turned balustrade, tiled floor, understairs shelved cupboard and understairs cloaks cupboard, containing two double built-in cloaks cupboards with hanging, shelves and leading to the...

#### Cloakroom/WC

With vanity unit incorporating wash hand basin, low flush WC and downlighters.

#### Lounge

22'4" x 14'9" (6.81m x 4.50m)

With inglenook fireplace feature with tiled hearth, windows to two aspects, downlighters, TV point, glazed panelled connecting doors lead into the...

#### Dining Room

16' x 9'3" (4.88m x 2.82m)

With wood effect laminate flooring, downlighters, twin connecting doors to both Lounge and Reception Hall and access to the kitchen.

#### Open Plan Living/Kitchen

17' x 13'6" (5.18m x 4.11m)

With extensive range of timber faced base cupboards and drawer units, granite work surfaces, with built-in dishwasher and sink unit with mixer tap, Range Master stainless steel range, with extractor hood over, matching island unit with built-in microwave, matching range of high level cupboards, downlighters, tiled floor, open to the...

#### Breakfast Room

11' x 11'9" (3.35m x 3.58m)

With widows to two aspects, including French doors to rear garden.



#### Utility Room

9'6" x 8'6" (2.90m x 2.59m)

With base cupboard and drawer units, rolled edge work surfaces, plumbing for automatic washing machine, vented for tumble dryer, extractor fan, tiled floor, single drainer stainless steel sink unit with mixer tap, downlighters and boiler cupboard with Worcester gas fired central heating boiler and lagged cylinder.

#### Stairs and Spacious First Floor Landing

With turned balustrade, downlighters, understairs cupboard and Velux window.

#### Bedroom

9'6" x 8'6" (2.90m x 2.59m)

With built-in desk and cupboards, high level cupboards.





#### Family Bathroom/WC

8'6" x 8'7" (2.59m x 2.62m)

With white suite to comprise; panelled bath with mixer tap, vanity unit with wash hand basin, low flush WC, tiled shower cubicle with integrated shower unit, radiator, tiled splashbacks and tiled floor.

#### Bedroom

13'9" x 11'9" (4.19m x 3.58m)

With windows to two aspects including built-in wardrobes with hanging rail and shelves.

Access from the Landing is a...

#### Dressing Room

With range of built-in wardrobes, hanging rails, shelves and adjoining dresser. Leading to the...

#### Master Bedroom

14'6" x 6'6" (4.42m x 1.98m)

With radiator, downlighters, triple display niche feature with integrated downlighters.

#### En-Suite Bathroom/WC

11'6" x 8'6" (3.51m x 2.59m)

With tiled floor, half tiled walls, stand alone bath with mixer tap shower attachment, vanity unit incorporating twin wash hand basins, low flush WC, tiled shower cubicle with integrated shower unit, chrome heated towel rail and built-in linen cupboard.

#### Stairs and Second Floor Landing

With Velux window to...

#### Bedroom

14'6" x 15'3" (4.42m x 4.65m)

With radiator, Velux window, windows to two aspects, including two double built-in wardrobes, hanging rail, shelves, matching dresser with drawers under, further drawers and downlighters.

#### Bedroom

16'3" x 14'6" (4.95m x 4.42m)

With radiator, Velux window, windows to two aspects, downlighters, double built-in wardrobes, hanging rails, shelves, and further drawer units.

#### En-Suite Bathroom/WC

7' x 6' (2.13m x 1.83m)

With panelled bath, mixer tap with shower attachment, vanity unit incorporating wash hand basin with mixer tap, low flush WC, half tiled walls, and tiled floor, radiator.





#### Outside (Front)

The property is approached via a gravelled, shared access which leads to a gravelled car parking facility and the...

#### Detached Garage

18' x 20' approximately (5.49m x 6.10m approximately)  
With electric up-and-over doors, electric, light, power point, and access to a...

#### Useful Annex (over)

Which could be utilised for a variety of uses (subject to the usual consents), with electric, light, power point and, Velux windows.

#### Outside (Side and Rear)

The garden is principally to the side of the property laid to lawn, bounded by established hedges and trees with paved patio and further paving immediately to the rear of the property which adjoins open fields.

#### Mobile Phone Coverage

Good outdoor and 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

CV33 9DE



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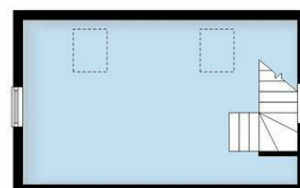
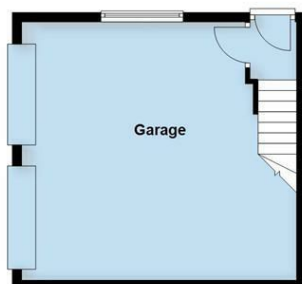
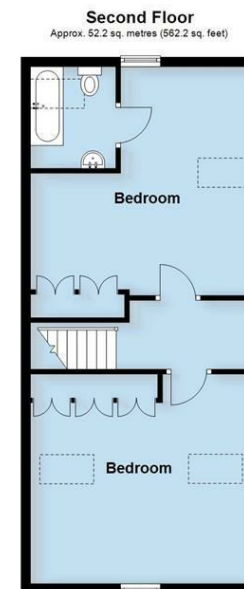
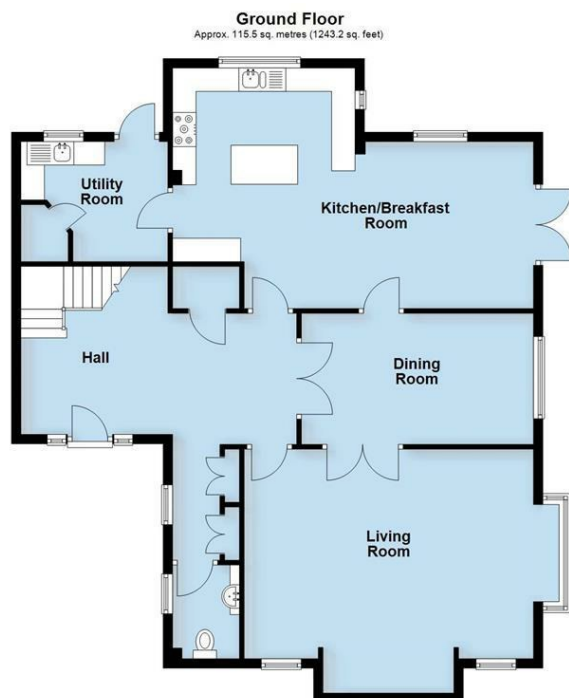
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



Total area: approx. 262.4 sq. metres (2824.6 sq. feet)

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

Total area does not include the Garage