

BELVOIR!

Guide Price £650,000



9 Hyde Place

, Leamington Spa CV32 5BT

**** NO ONWARD CHAIN **** This beautifully renovated and extended four-storey townhouse perfectly blends period elegance with contemporary comfort. Set in one of North Leamington Spa's most desirable locations, the home offers four generous bedrooms, two stylish bathrooms, and thoughtfully designed living spaces throughout.

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Total Internal Living Area 168.21 square metres / 1,811 square feet



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ACCOMMODATION

From the moment you arrive, the property's striking frontage makes a lasting impression. Elegant stone steps lead up to a classic doorway framed by decorative detailing and a traditional bay window that floods the interior with natural light.

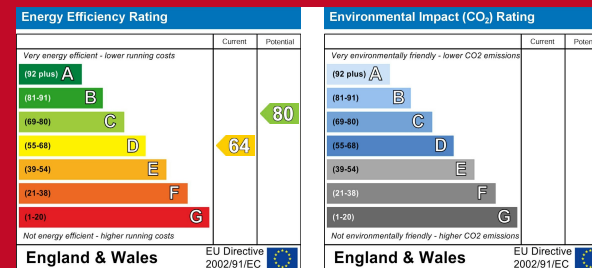
Inside, the home showcases exquisite craftsmanship and attention to detail, with high ceilings, ornate cornicing, and beautifully restored period features complemented by soft neutral tones throughout. The spacious front reception room and adjoining dining area create an inviting open-plan living space, complete with a working cast-iron fireplace and original sash windows, perfect for both relaxing and entertaining.

The farmhouse-style kitchen combines modern practicality with timeless charm, featuring a blend of rich dark cabinetry and pale cream cupboards, a beautiful ceramic sink with traditional fittings, integrated Bosch appliances, a gas hob, and solid wood worktop. A utility room and ground-floor shower room with WC provide excellent convenience, while wooden flooring runs seamlessly throughout the ground floor, enhancing the home's warm and cohesive feel. From the utility room, doors open onto a private courtyard garden, offering a tranquil space to unwind or host guests.

Across four floors, the layout provides wonderful versatility and flow, with formal reception rooms, comfortable bedrooms, and a luxurious bathroom suite finished to an exceptional standard. The top floor is currently arranged as a home office featuring an exposed brick chimney breast but could easily serve as a fourth bedroom. The cellar has been thoughtfully converted into a home gym, adding further flexibility to this impressive space.

Located in a sought-after pocket of North Leamington Spa, the property is just a short stroll from the town centre, with its array of independent boutiques, cafés, and restaurants, as well as beautiful parks and excellent transport links. It's an ideal position for those seeking a peaceful residential setting within easy reach of all local amenities.

This is a truly special home that captures the very best of period character and modern living, ready to move into and enjoy immediately, all in a prime Leamington Spa location.



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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