



Eathorpe Park Leamington Spa CV33 9DX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



sq ft arranged over four floors.

Key Features

- Charming character property
 - Immaculate presentation
- Two bedrooms, bespoke fitted furniture throughout
- Private rear garden with garden room
 - Delightful communal gardens and expansive parkland
 - Superb rural location
- Recently renovated to a high standard including refitted kitchen, utility room and bathrooms
 - Allocated parking
- Master bedroom with en-suite and dressing areas
- High specification bathrooms sourced from Burlington





The Property

This immaculate and characterful house has been much improved by the current owners and is positioned in beautiful Warwickshire countryside within the grounds of a former Victorian hotel off the Fosse Way and near the Hamlet of Eathorpe. The property is well situated for access to some of Warwickshire's prettiest villages as well as being conveniently located for access to Leamington Spa and Southam including fantastic links to London.

Set in a delightful courtyard setting providing spacious and well appointed two bedroomed and two bathroom accommodation, the master bedroom featuring a dressing area and en-suite.

Outside there is a private rear garden with garden room, a communal courtyard, beautiful communal grounds, allocated car parking for two cars and visitors parking.

A viewing is essential to appreciate the character, situation and flexibility of accommodation to be fully appreciated

Entrance hall

Ground floor shower room

Living room
15'7" x 12'5"

Kitchen
15'7" x 5'7"

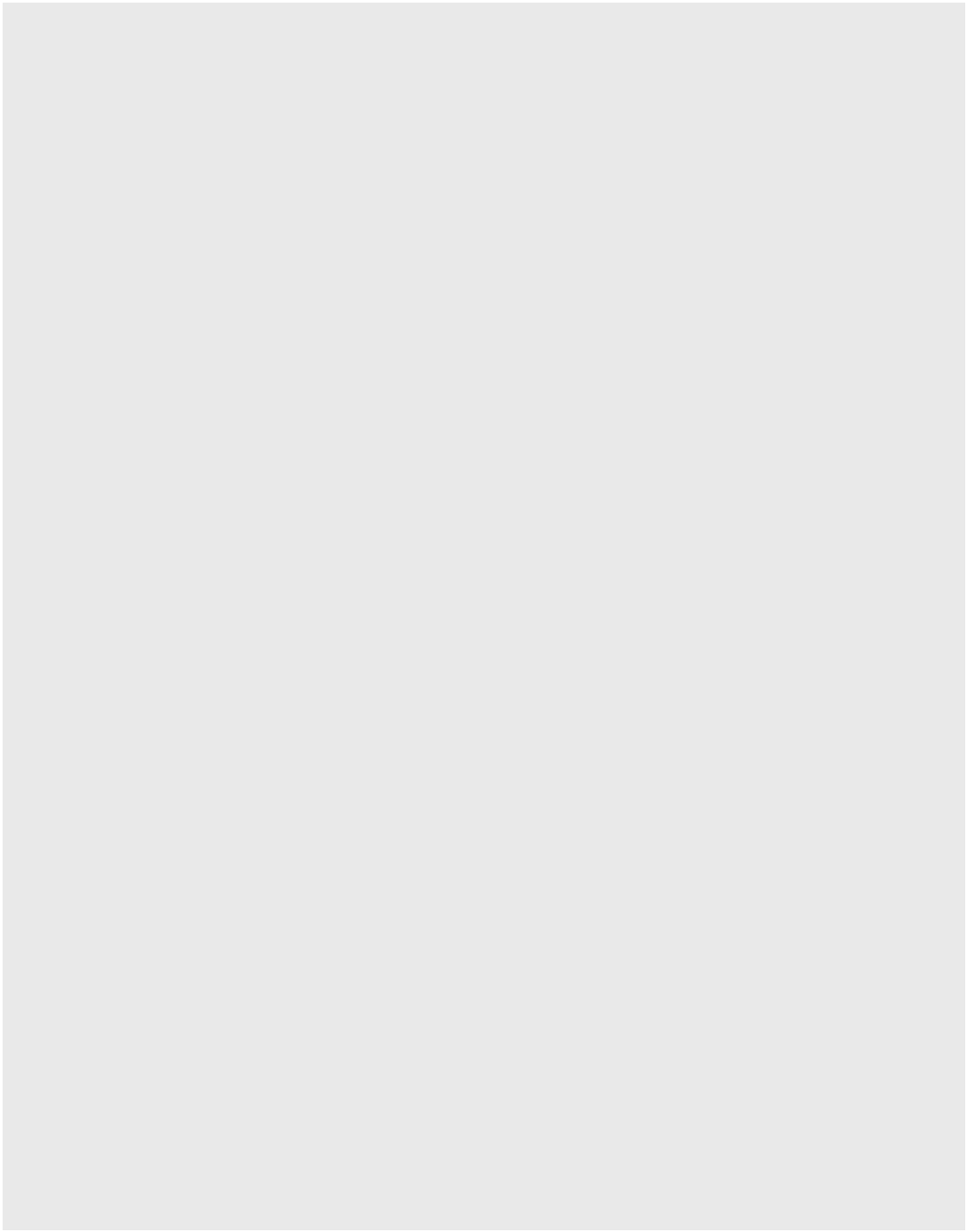
Bedroom
15'3" x 13'8"

Bedroom
12'5" x 10'0"

En suite bathroom

Dressing area











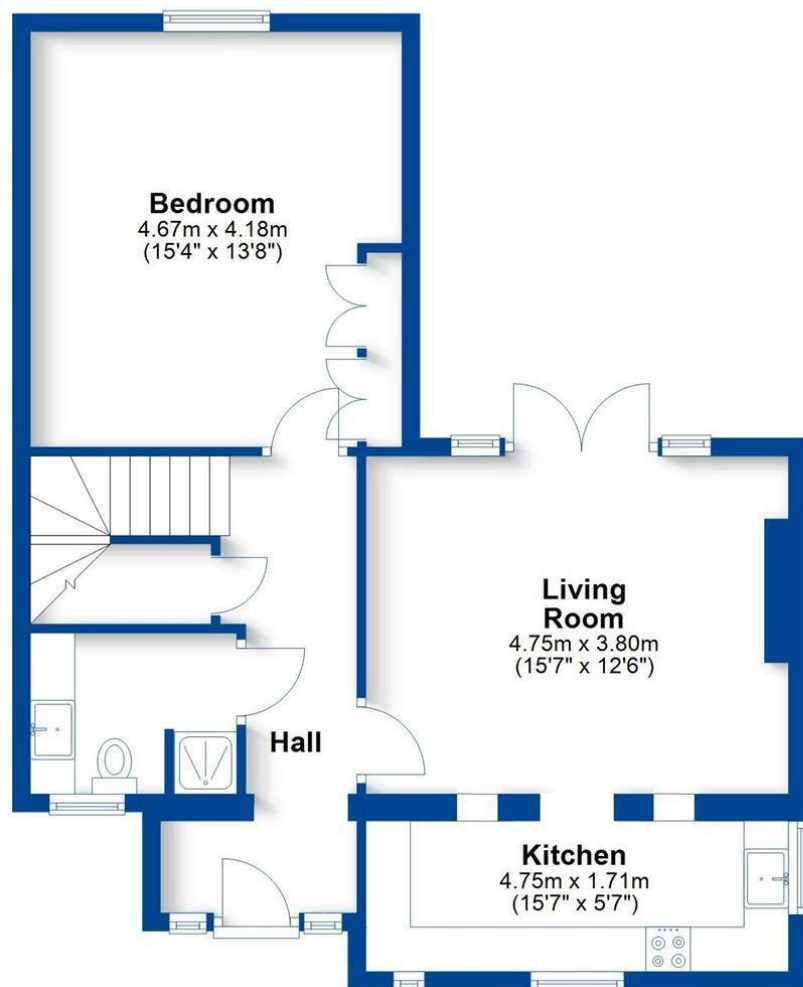


To view this beautiful home, please call
Sheldon Bosley Knight Sales on 01926 430555

Floorplan

Ground Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



Total area: approx. 97.1 sq. metres (1045.2 sq. feet)

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

First Floor

Approx. 32.4 sq. metres (348.5 sq. feet)





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