



Avenue Road, Leamington Spa, CV31 3PG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

The Property

*** A TRUE HIDDEN GEM *** FABULOUS
INDOOR SWIMMING POOL ***

One of the most unusual properties to come to the market in a long time in Leamington Spa. "Joncaro" is a true one off that has it all. Ideally located for access into the town centre, and with the railway station and Victoria Park a short stroll away this is a wonderful opportunity for a buyer looking for an amazing party house. Being sold for the very first time.

The deceptively spacious and unusual accommodation that extends to circa 3200 sq.ft really has to be viewed to be fully appreciated. Comprises of - Entrance hall, cloakroom/w.c, large open plan living/dining room with patio doors leading directly out to the rear garden, utility room, very spacious breakfast kitchen that leads onto the most amazing indoor pool room with fabulous swimming pool, changing room and boiler room.

To the first floor there are four double bedrooms, all having en suites. Outside to the front there is driveway parking for several cars, and to the rear an enclosed garden having patio area, being part lawned and with side access to the front of the property.





Key Features

- A true hidden gem
- Fabulous indoor swimming pool
- 3200 sq ft
- Viewing absolutely essential
- Four bedrooms, four en suites
- Large open plan living/dining room
- Breakfast kitchen and utility
- Off road parking
- Pretty rear garden

Ground Floor

Hallway

Guest Cloakroom

Living Area

35'7" x 21'8"

Study Area

8'11" x 6'1"

Utility Room

Kitchen

27'8" x 17'2"

Pool Room

35'5" x 17'2"

Shower Room

Boiler Room

First Floor

Bedroom

11'3" x 9'10"

En Suite Shower Room

Bedroom

13'3" x 9'4"

En Suite Bathroom

Bedroom

11'5" x 9'11"

En Suite Shower Room

Bedroom

16'6" x 14'3"

En Suite Bathroom

EPC: C







Floorplan



Total area: approx. 298.1 sq. metres (3208.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact.
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Our Testimonials

"I found the service outstanding from start to finish and always felt that the sale of my house was in good hands. I found Mike Cleary friendly and supportive both in achieving the best result for the sale of my house but also in the purchase of my flat. He had the confidence of both purchaser and the person selling. I trusted his judgement and his integrity."

Frank Duffy

"Christian, Chloe and Morgan were fantastic to deal with. Nothing was too much trouble, they were always quick to get answers for us and proactive in making sure the whole process ran efficiently and smoothly. Have already recommended to several people looking to sell. Thanks again!"

Bridie Hind

"My property proved very challenging and Meryl, Mike and Karen pulled out all the stops working as a professional, competent team. Nothing was ever too much trouble. Highly recommend Sheldon Bosley Knight."

Sue Bold

"My property kept being sold then falling through for silly reasons. The advice and patience of the Sheldon Bosley Knight staff kept me sane over the past 21 months especially Karen, Meryl and Mike, they said we'd get there in the end and we did."

Ann Gibbs

"Mike went above and beyond what you would expect from an estate agent. Karen was also very good and so was another lady who I spoke to a few times when Karen was away!"

Sian Sharples

"Very polite and efficient with good knowledge of the area and the procedures needed to make a sale."

John Boswell, Shipston-on-Stour

"The service we received from Sheldon Bosley Knight was exceptional from start to finish. We would like to say a big thank you to Karen Daniels who went above and beyond to enable a smooth sale for my mum.
Thank you, I would highly recommend."

Krystyna Kulpa

"Karen's sales progression skills are quite simply fantastic. She gave sound advice and sought answers with a speed and determination that left us feeling like we were in safe hands."

Victoria Deary

"I can't thank Christian, Chloe and the team at Timothy Lea Griffiths enough for all the help and advice they gave to me during the sale of my property. Many people become very stressed during moving house, myself included, however TLG were patient and understanding. They kept me up to date with all ongoing proceedings. I have used TLG in the past and would recommend them to anyone."

Mrs W

"We received an excellent service from Sheldon Bosley Knight. I explained to Mike on our first meeting that we wanted a quick sale as we'd already found a property and he did exactly what we wanted. The photos and floor plans were done within a couple of days, the brochure looked great and the house was sold within a couple of weeks. Mike and Meryl were great at organising viewings and Karen was fantastic at dealing with everything from offer through to completion."

Ruth Blunt

To book a free no obligation market appraisal of your property contact your local office

sheldonbosleyknight.co.uk

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