



Guys Cliffe Avenue, Leamington Spa, CV32 6LY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A fabulous opportunity to acquire a very large 1950's built detached family home on a wonderful plot, offering over 3800 sq ft of accommodation, which has been extended and improved over the years to provide substantial five bedroomed and three bathroomed accommodation.

The property is situated in a very sought after location with good local schools within walking distance, along with local shops and with the town centre itself being close by. The property enjoys an open outlook through trees at the front over the Leamington Tennis and Squash Club grounds and is in the established wide tree-lined part of Guy's Cliffe Avenue.

The accommodation comprises - Porch, large reception hallway, cloakroom/w.c, impressive living room, study, dining room, breakfast kitchen and utility.

To the first floor there are five generous bedrooms, two having en-suites, and a further shower room.

Outside the property sits back well from the road with a large, well stocked fore garden providing ample off road parking that leads directly to the garaging. The rear garden offers a great deal of privacy and is hard landscaped with a feature pond.

This unique property has been in the same family for nearly 35 years and really must be viewed to appreciate the amount of space on offer.





Key Features

- Extremely spacious detached family home
- Very impressive plot
- Over 3800 sq ft
- Five bedrooms
- Three bathrooms
- Double garage and ample parking
- Living room, dining room, study
- Breakfast kitchen and utility
- Highly regarded location with good local schools nearby

Guide Price
£1,250,000

Porch

Reception hall

23'9" x 12'1"

Cloakroom/w.c

Living room

28'8" x 18'10"

Study

12'6" x 11'10"

Dining room

22'0" x 12'6"

Breakfast room

15'9" x 11'3"

Kitchen

18'9" x 7'8"

Utility

Bedroom

22'0" x 13'6"

En-suite

Bedroom

17'11" x 12'7"

En-suite

Bedroom

16'8" x 12'1"

Bedroom

15'11" x 9'10"

Bedroom

11'11" x 11'3"

Shower room

Garage

20'5" x 10'0"

Garage

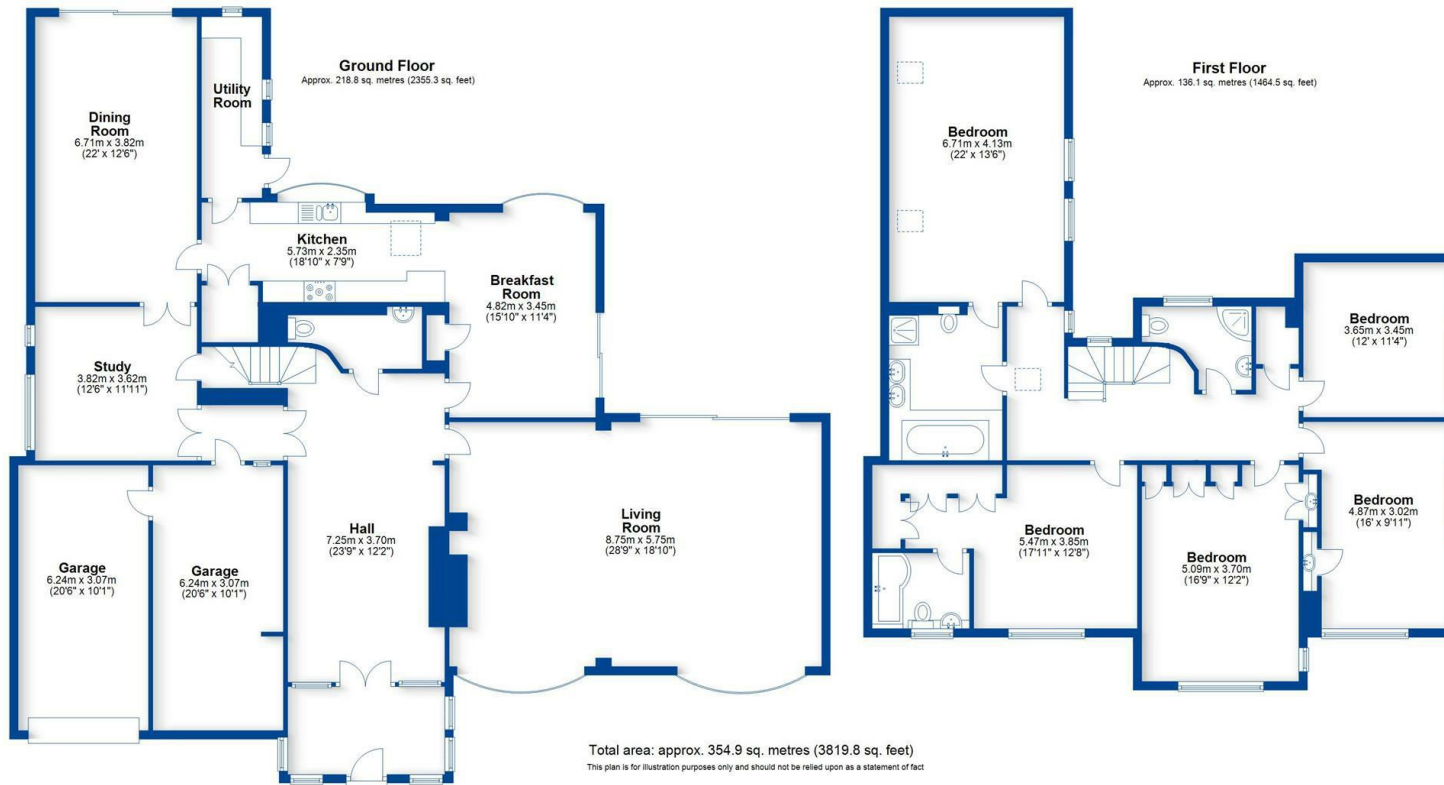
20'5" x 10'0"







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority
Warwick District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

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

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.