

STEPHEN PARRY

& COMPANY



90 Lillington Road, Royal Leamington Spa, Warwickshire, CV32 6LE

A 3 bedroom (originally 4 bedroom) regency town house situated in a discrete location in one of Royal Leamington Spa's most sought after residential locations.



Location

90 Lillington Road is located in one of Leamington Spa's most sought after areas just off the Lillington Road. The property is ideally located for walking into Leamington Spa's town centre that has excellent shops and restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the

Leamington Tennis Court Club in Bedford Street, golf is at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.

Accommodation

Entrance Porch • Reception Hallway • Cloakroom • Drawing room • Study with mezzanine landing • Kitchen / breakfast room • Conservatory • Basement • First floor landing • Three bedrooms • Two bathrooms (One of the bathrooms was originally Bedroom four) • Garden

Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)
 Warwick 3 miles
 Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
 Kenilworth 5 miles
 Coventry 10 miles
 Rugby 16 miles
 Solihull 22 miles
 B'ham International Airport 26 miles
 Birmingham 28 miles
 (Times and distances approximate)



The Property

90 Lillington Road was converted from the garaging and stable bloc of the adjoining property Brampton House in 1989(?). The property is situated in a discrete location just off Lillington Road itself. The property offers substantial accommodation over 2 floors and has an unconverted basement with its own separate entrance that would be ideal for additional accommodation if required. The property has many period features to include parka flooring, torus skirting boards, sash windows and 4 panel timber doors. Entrance porch

provides access to the reception hallway with parka floor, shallow tread carved staircase to the first floor landing. The reception hallway provides access to the cloakroom Drawing room, Study and kitchen/breakfast room. The cloakroom has a wash hand basin, wc and continuation of the parka floor from the reception hallway. The study has a sash window overlooking the front elevation and fitted bookcases. The drawing room is a dual aspect room with 4 sash windows, a fireplace with marble surround and hearth with a gas fire. The kitchen/breakfast room has a range of pine cupboards with wooden work

surfaces inset sink and electric hob with extractor above, space and plumbing for washing machine and dishwasher. The conservatory was a later edition and can be used as a dining room and overlooks the gardens. The First floor landing provides access to the three bedrooms and both bathrooms. The property was originally four bedrooms but the previous owners converted the fourth bedroom into an additional bathroom. Outside a concrete staircase provides access to the basement that comprises one room with two smaller rooms off. The basement could be converted to provide additional living accommodation if required.



Garden & Grounds

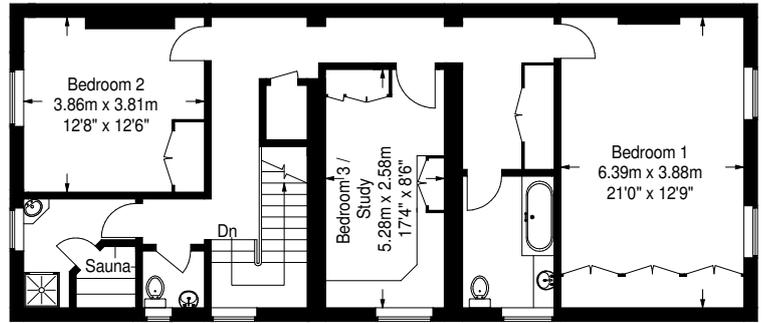
90 Lillington Road is approached off Bordesley Court via cast iron vehicular gates to a brick bloc driveway that provides access to the side and front of the property. The garden is predominately at the front of the property with raised stone flower and shrub borders, formal lawned, 'secret pathways' and a summer house and garden shed.



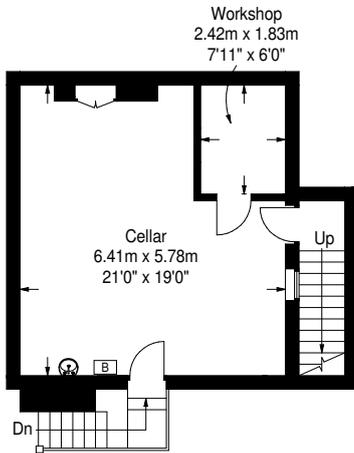


Approximate Gross Internal Area (Including Cellar)
270 sq m / 2906 sq ft

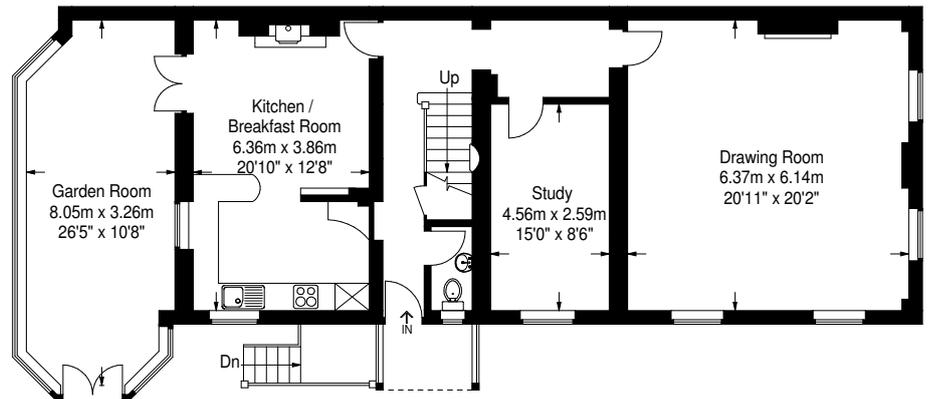
Illustration for identification purposes only,
measurements are approximate, not
to scale. © propertybox.org



First Floor



Lower Ground Floor



Ground Floor

Tenure

The property is Freehold.

EER Rating

61 (D)

Services

Mains electricity, water, gas and drainage are connected to the property.

Local Authority

Warwick District Council
+44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From the M40 (J15) take the A46 towards Coventry. Take the third exit sign posted Kenilworth and Leamington

Spa and at the roundabout take the third exit onto the Leamington Road (A452). At the next roundabout take the first exit onto Bericote Road and continue over the next roundabout to the second roundabout and take the third exit onto Leicester Lane. Continue along Leicester Lane over the next round about onto Lillington Road and take your third turning on the left onto Bordesley Court and the driveway for 90 Lillington Road will be located between the driveways of The Garden House and Brampton House.

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