

STEPHEN PARRY

& COMPANY



Elyn House, 48 Kenilworth Road, Royal Leamington Spa, CV32 6JW

A truly special double fronted 4 bedroom Regency town house of 4,751 sq ft (441.4 sq m) occupying a corner plot with a south facing town 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)

Accommodation

Reception hall • Cloakroom • Drawing Room • Sitting room • Dining room • Kitchen • Cellar • Boot room • Utility room • First floor landing • 4 Bedrooms • Principal bathroom • Bathroom 2 • Front garden with driveway providing off road parking • Garage • Side south facing garden

Location

Elyn House is situated on one of Leamington Spa's most sought after roads. 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, Leamington cricket club, golf is at the Warwickshire Golf Club and racing is at Warwick and Stratford upon Avon.

The Property

Elyn House is a truly special double fronted semi detached 4 bedroom Regency town house occupying a corner plot, which has been renovated with







a contemporary feel yet retains an abundance of period features to include high ceilings, stained glass windows, picture rails, sash windows, ceiling coving and oak flooring. Stone steps up to carved wooden front door with glass windows to the side and above provides access to the reception hall.

The reception hall with ceiling coving, ceiling rose, dado rails, carved fireplace, torus skirting boards, exposed wooden floor boards, shallow tread carved staircase to the first landing and original doors to the cloakroom, drawing room, sitting room and dining room. The cloakroom has a fitted white suite and continuation of the oak floor from the reception hall. The drawing room has a substantial bay window overlooking the front elevation with sash windows, door to the side south facing town garden, ceiling coving, a carved fire place with open fire and torus skirting boards. The dining room has a substantial bay window overlooking the side elevation

and south facing town garden with sash windows, ceiling coving, picture rails, a carved fire place with open fire and torus skirting boards. The sitting room has a substantial bay sash window overlooking the front elevation, ceiling coving, picture rail, a carved fire place with open fire, exposed floor boards and torus skirting boards, with steps leading down to the kitchen. The kitchen has a sash window over looking the side elevation with window shutters, a range of shaker kitchen units with wooden work surfaces and integrated appliances to include gas hob, Aga, oven and microwave, dishwasher, and concealed fridge and freezer. From the side lobby off the kitchen is a staircase down to the cellar, boot room, wc and utility room. The utility room has a range of fitted units and space and plumbing for the washing machine and tumble dryer.

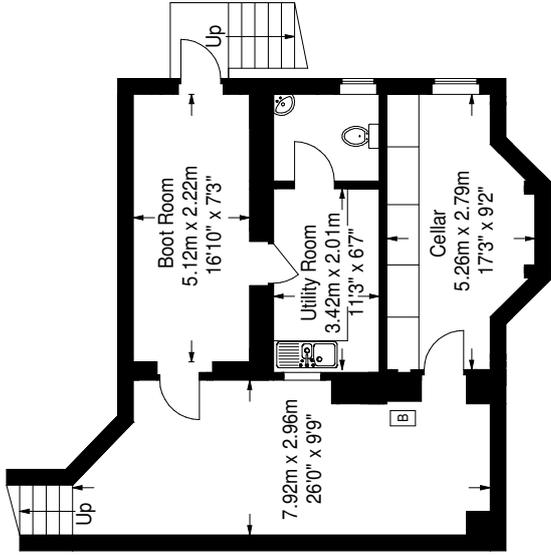
The first floor landing provides access to all 4 bedrooms. Bedroom 1 with has a substantial bay window overlooking the

front elevation with sash windows, ceiling coving, picture rail a carved fire place with open fire and torus skirting boards, exposed floor boards and a door to the principal bathroom. All of the remaining 3 bedrooms have sash windows and fireplaces. The principal bathroom has a sash window overlooking the front elevation, carved fireplace, free standing bath, vanity unit with `his and hers` wash hand basins, heated towel rail, separate shower cubicle, tongue and groove paneling to the walls with dado rail and tiled floor. Bathroom 2 overlooks the side elevation and has a freestanding roll top slipper bath with shower over, wash hand basin and wc.

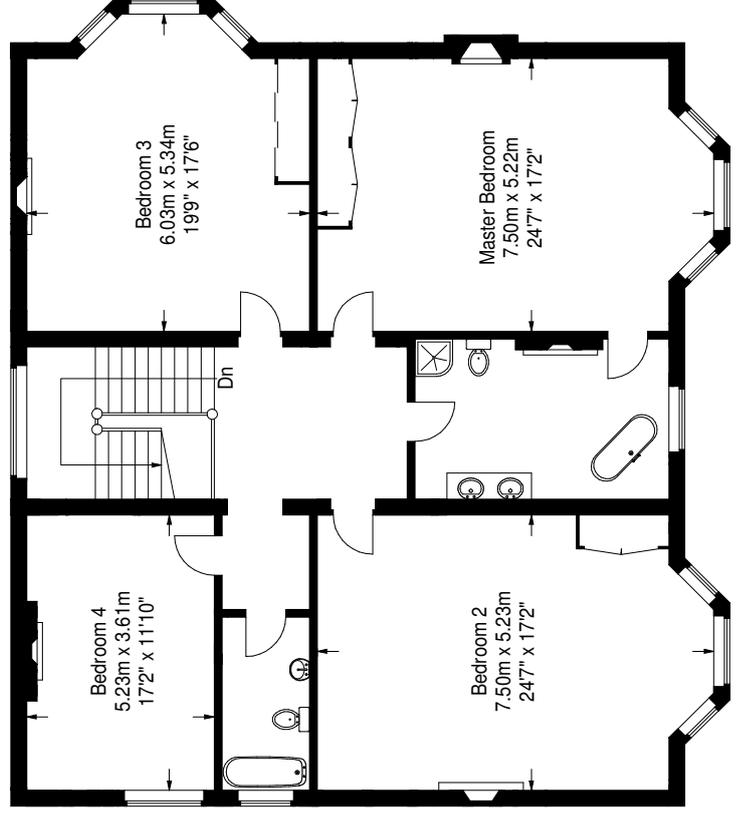
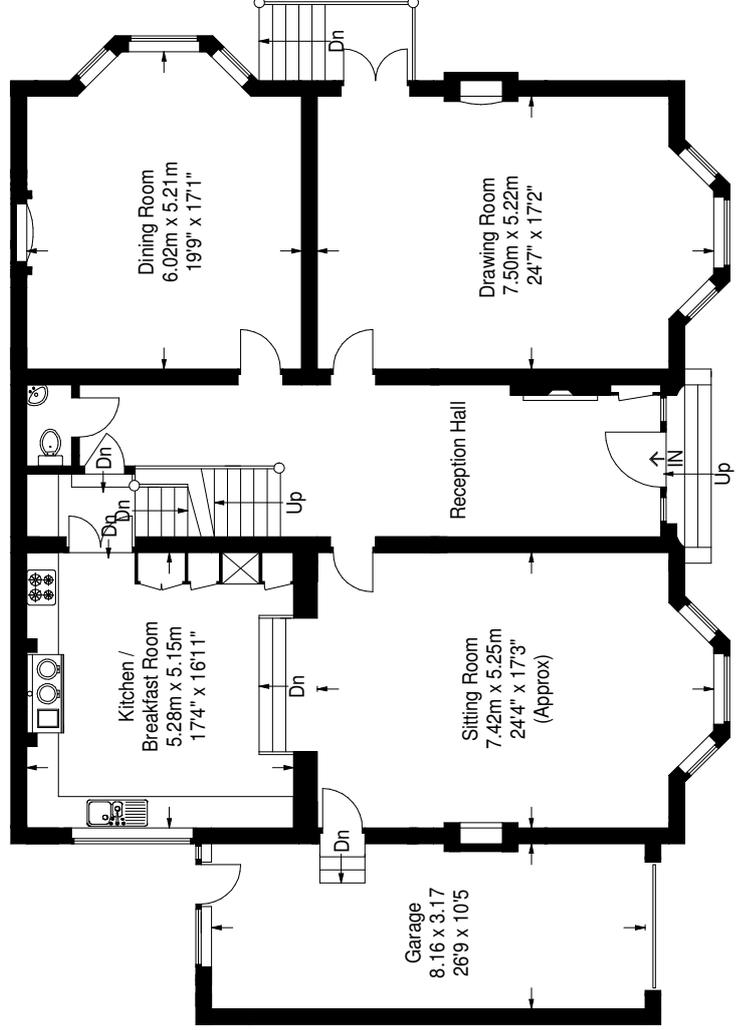




48 Kenilworth Road, Leamington Spa



Lower Ground Floor



Approximate Gross Internal Area
441.4 sq m / 4751 sq ft

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



Gardens and Grounds

Approached through a pillared entrance is the driveway that provides access to the front garden, side south facing garden, garage and provides off road parking for several cars. The side south facing garden has a patio that is ideal for 'al fresco' dining, established flower and shrub borders and brick walls to the side and rear boundary.

Tenure

The properties are Freehold.

Services

Mains electric, gas, water 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 but may be available by separate negotiation.

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 second exit onto the Kenilworth Road. Continue on this road to the next roundabout and take your second exit and continue on the Kenilworth Road into Leamington Spa and 48 Kenilworth Road will be located on the left (CV32 6JW).

STEPHEN PARRY
& COMPANY

1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW

T: +44 (0)1926 883 311
www.stephenparry.co.uk

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