

STEPHEN PARRY

& COMPANY



2 The Cedars, Warwick Place, Royal Leamington Spa, Warwickshire, CV32 5DE

A substantial and contemporary Grade II listed 4 bedroom town house conversion of 3,111 sq ft with car parking for 4 cars in a highly sought after area of Royal Leamington Spa and which is believed to have been designed circa 1840 by the renowned William Thomas.



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

Entrance Porch • Entrance Hallway with Dining area • Cloakroom • Drawing room • Kitchen • Utility room • Lower ground floor hallway • Family Room / Games room • Store room • Wine cellar • First Floor Landing • Two Bedrooms • Principle bathroom • Second Floor Landing • Two further bedrooms • Bathroom • Front garden • Allocated parking for 4 cars • No Chain

Location

2 The Cedars is located in one of Leamington Spa's most sought after locations. 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.



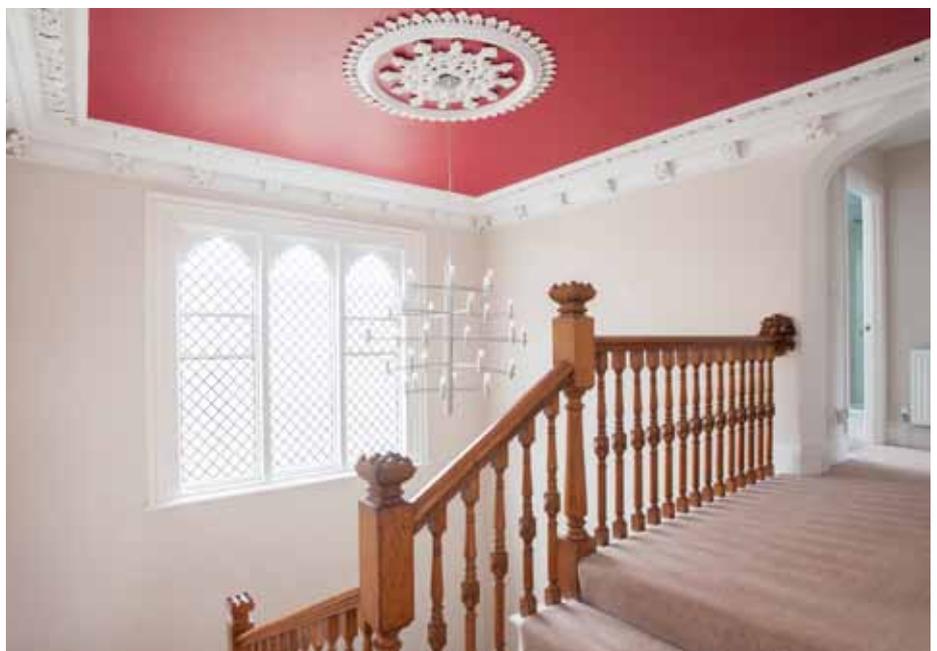


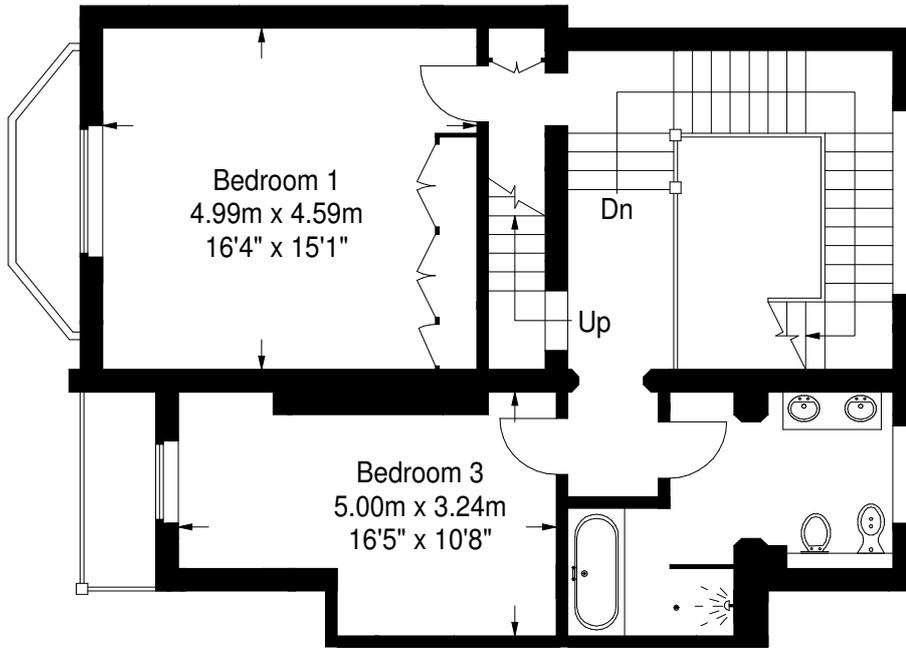
The Property

A substantial and contemporary Grade II listed 4 bedroom town house conversion of 3,111 sq ft with car parking for 4 cars in a highly sought after area of Royal Leamington Spa which is believed to have been designed circa 1840 by the renowned William Thomas. The property offers versatile and flexible family accommodation over 4 floors and retain many period features to include torus skirting boards, ceiling coving and cornicing that is combined with a modern contemporary feel with a contemporary modern kitchen, utility room, cloakroom and bathroom.

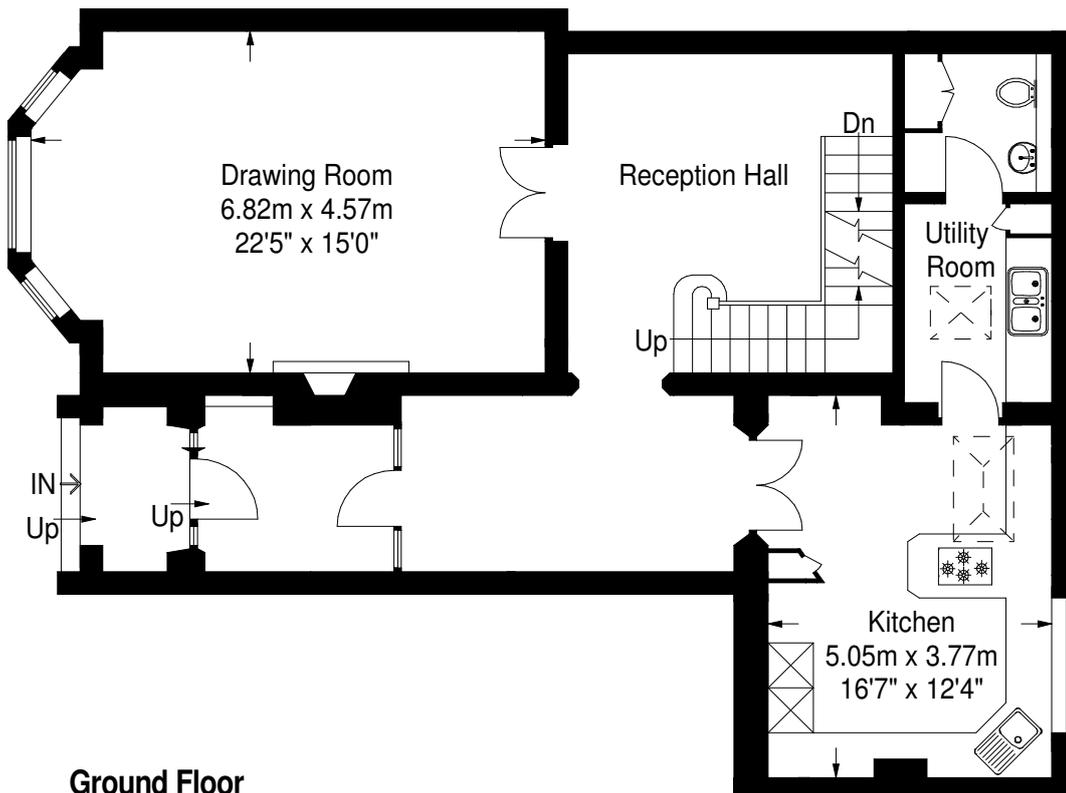


The current owner acquired 2 The Cedars in 1999 and has refurbished the property to a high standard. Carved front door to entrance porch with mosaic tiled floor. Timber and glass door to entrance hall with oak floor that in turn leads to the dining area with magnificent oak stair case to the first floor landing. The Drawing room has a bay window overlooking the front elevation with window shutters, ceiling coving, marble fire place, and column radiators. Contemporary fitted kitchen with granite work surfaces, fitted AEG steam and conventional ovens, Neff gas hob with Elica extractor above, Neff dishwasher and space for fridge. The utility room has contemporary matching units with space and plumbing for washing machine and a door to the cloakroom. The cloakroom has a fitted white contemporary suite with built in coats cupboard. From the dining area is a oak staircase down to the lower ground floor that comprises hallway, family room with wine cellar and storage room. First floor landing provides access to 2 bedrooms, the bathroom and has a staircase to the second floor landing. The principle bedroom has fitted wardrobes. The bathroom has a contemporary Ripples designed bathroom with 'his and hers' double sinks, wc, bidet, walking shower and separate bath. The second floor landing provides access to 2 further bedrooms and a bathroom. Both bedrooms have exposed floor boards and the bathroom has a fitted white suite.

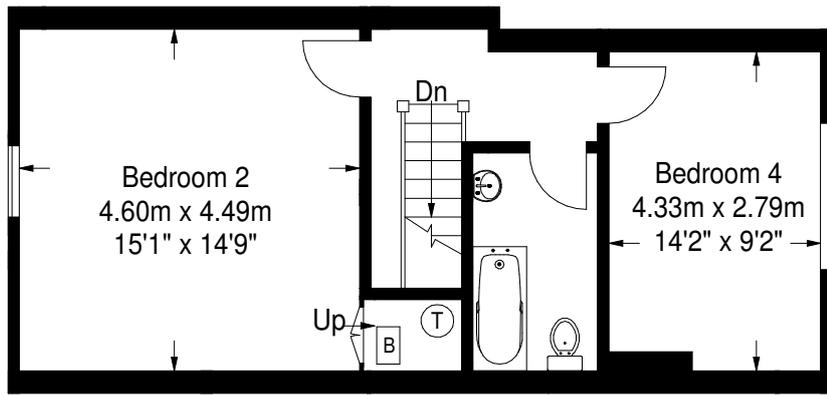




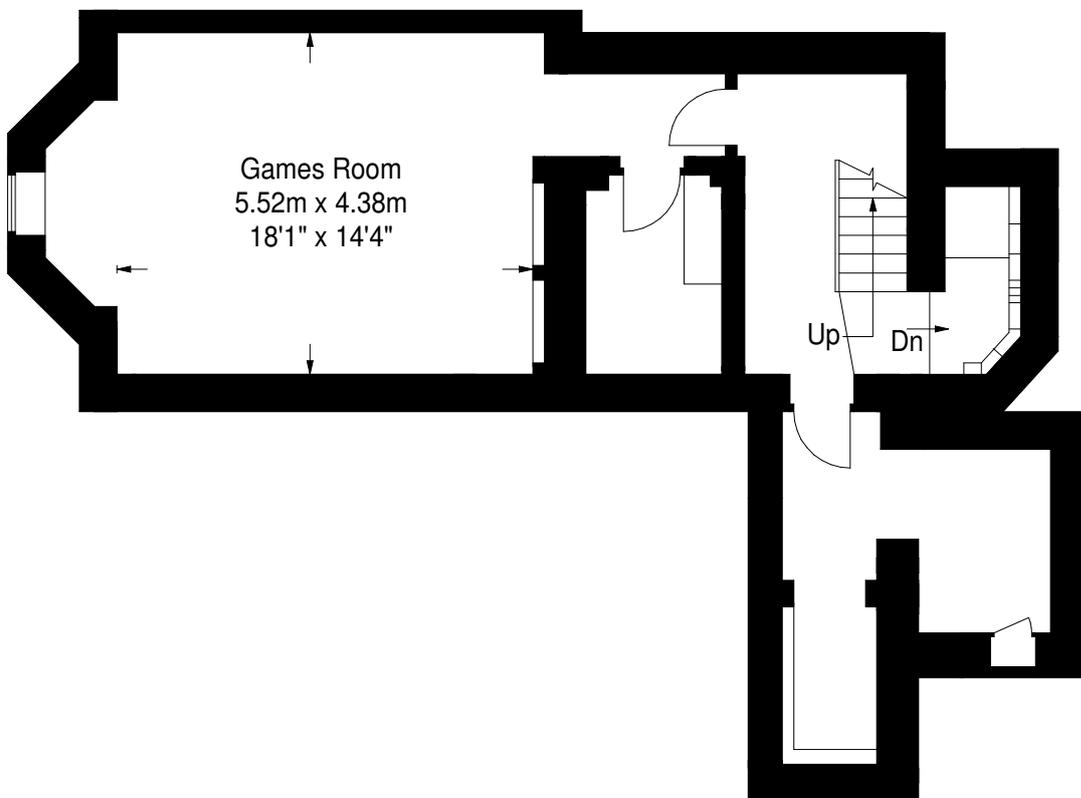
First Floor



Ground Floor



Second Floor



Lower Ground Floor





Gardens and Grounds

The garden is to the front of the property and has parking for 4 cars with an additional car parking space at the rear of the development. Cast iron railing and a pedestrian gate provide access to a part sunken landscaped garden ideal for al fresco dining with box hedging, established shrubs and a terrace.

Tenure

The property is Freehold.

Services

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

EER Rating

45 (E)

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 our office proceed up Binswood Street, along Clarendon Place to the traffic lights and turn right onto Warwick Place. Continue along Warwick Place and after your fifth turning on the right, The Cedars is located on the right (CV32 5DE).

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& COMPANY

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

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

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