



22 Church Hill, Leamington Spa, CV32 5AY  
Guide Price £1,100,000

charlesrose.

We are pleased to bring to the market one of the most distinctive and iconic properties you will find in Leamington Spa. The curb appeal is stunning with the brick facade and the double fronted impact of this Victorian villa that is full of charm and character with tall ceilings, ornate coving and deep skirts. Located within strolling distance of the town, the train station and the gorgeous parks and offering a double garage it really does offer everything you could possibly want for comfortable town living. The ground floor offers an impressive sitting room, a stunning and well equipped dining kitchen with access into the gardens, a home office and utility / wc. There is also access into the dry and usable basement perfect for storage. The first floor landing, impressive in itself with continued tall ceilings and gives access to four bedrooms; one of which has been converted into a dressing room and two offering fabulous ensuite facilities together with a family bathroom. Externally the gardens have been landscaped and mimic a Mediterranean hideaway with paving, tall plantations, privacy and the double garage with electric up and over doors and EV charge point.

## LOCATION

Church Hill is within strolling distance to the town centre amenities, the train station and the local parks. Set within this fashionable pocket to the north west of the town in this popular and convenient position and a truly highly regarded area with substantial period properties.

## ON THE GROUND FLOOR

### Porch Recess

Having period mosaic tiled flooring and access through the main front door.

### Entrance Vestibule

With Kardean flooring which continues through the ground floor, tall ceilings and ceiling coving and secondary door leading into the L-shaped hallway.

### Entrance Hallway

This welcoming and inviting entrance hallway has Kardean flooring and forms an L Shape which connects all the rooms on this level. The wide sweeping stairs lead off and doors lead into:-

### Sitting Room 15'6" x 12'11" (4.73m x 3.96m)

A lovely bright room set to the front in one of the bays with kardean flooring. The final point is the imposing marble fireplace with inset coal effect fire and character features include tall ceilings, picture rails and coving.

### Dining Kitchen 30'10" x 12'11" (9.42m x 3.95m)

This beautifully presented dining kitchen is fully integrated and fitted with an array of wall and base units finished in a white high gloss with complimentary granite work tops. Having illuminate plinth lights incorporated into the design together with a range of integrated appliances including an oven, an induction hob, a fridge freezer and dishwasher. The Kardean flooring continues through from the entrance hallway and the room opens seamlessly into the dining and family section with space for dining and seating. Features continue through and include picture rails, stunning bay window and tall ceilings.

### Study 10'5" x 7'8" (3.18m x 2.36m)

This fully fitted home office offers the perfect quiet retreat to work from home and is naturally separated from the rest of the property being located to the rear.

### Utility Room / WC

Having plumbing set up for the washing machine and tumble drier but also having cloak room facilities.

## ON THE LOWER GROUND FLOOR

### Cellar 13'9" x 12'6" (4.20m x 3.82m)

Having natural light with a light well on the front facade, heating and megaflow water system and benefiting with an abundance of electrical sockets.

## ON THE FIRST FLOOR

### Landing

This split level landing has fabulous tall ceilings and offers an abundance of natural light with the large velux stye roof window. The first sections leads on to the family bathroom and further stairs lead up to the remaining rooms on this level.

### Bedroom One 13'11" x 13'11" (4.26m x 3.99m)

This large double bedroom is located to the front and continues with the tall ceilings. Fitted wardrobes offer substantial storage and a door leads into the ensuite.

### Ensuite

This modern and well equipped ensuite is finished to an incredibly high standard and offers a large walk in shower with dual head, wc and marble basin. The walls are mainly tiled in ceramic tiling and there is a chrome heated towel rail warming the room.

### Bedroom Two 13'9" x 12'3" (4.20m x 3.75m)

A further double bedroom, once again located to the front with similar features to bedroom one. There is also an ensuite facility with this room.

### Ensuite

The second of the modern ensuite shower rooms and is complimented with a large walk in shower, vanity unit with low level flush wc and inset wash hand basin.

### Bedroom Three 11'4" x 9'3" (3.46m x 2.83m)

A third double bedroom with views over the rear gardens.

### Bedroom Four / Dressing Room 8'7" x 5'2" (2.62m x 1.60m)

Deceptively large this fourth bedroom has been fully fitted with an array of hanging and drawer fitted wardrobes but could easily be removed to create a fourth double bedroom should be required.

### Family Bathroom

This modern and bright family bathroom has fabulous heights and is lit with the velux roof window. The fittings are all modern with a bath having a dual shower over, low level flush wc and wash hand basin. The walls and floors are entirely tiled.

## OUTSIDE

### Front

To the front upon arrival you have a greeted with a charming front fore garden that is wrought iron railed with ornate tiled pathway leading to the recessed porch and main entrance with stunning stain glassed windows.

### Rear

This is the real gem that is modelled on a tuscan garden which has been designed and landscaped to enable its full potential. There are areas are paving, mature trees and plants, spaces for seating and dining alfresco. The garden continues to the rear and offers access to both the side onto Woodbine Street and also door into the double garage.

### Double Garage 18'0" x 17'6" (5.51m x 5.34m)

This fabulous double garage has electric up and over doors which give access onto Woodbine Street. The current owners have incorporated an EV charge point and offers substantial space for two SUV style vehicles.

## DIRECTIONS

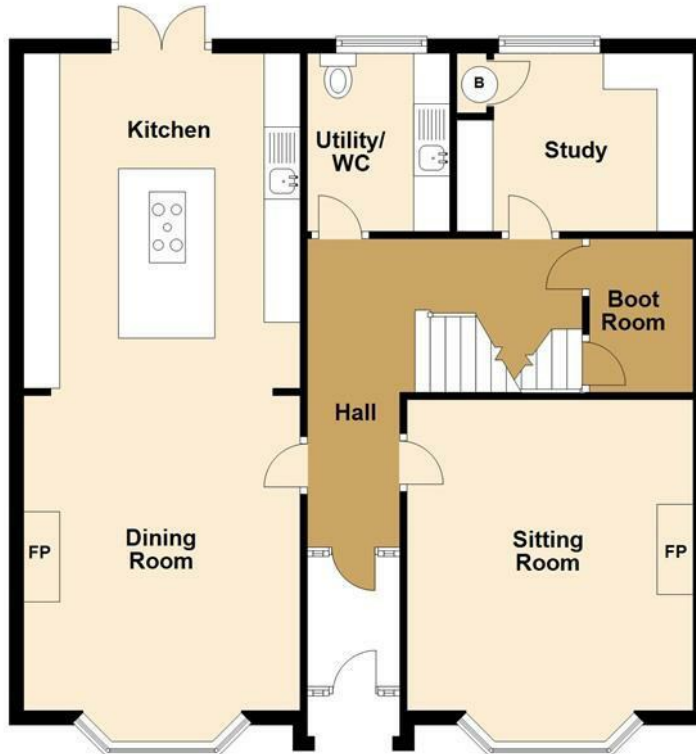
Please use postcode CV32 5AY to find the location of the property.



| Energy Efficiency Rating                                        |           | Current                 | Potential                                                                           |
|-----------------------------------------------------------------|-----------|-------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs                     |           |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |           |                         | <b>80</b>                                                                           |
| (81-91) <b>B</b>                                                |           |                         |                                                                                     |
| (69-80) <b>C</b>                                                |           |                         |                                                                                     |
| (55-68) <b>D</b>                                                | <b>65</b> |                         |                                                                                     |
| (39-54) <b>E</b>                                                |           |                         |                                                                                     |
| (21-38) <b>F</b>                                                |           |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |           |                         |                                                                                     |
| Not energy efficient - higher running costs                     |           |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |  |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |           |                         |                                                                                     |
|                                                                 |           | Current                 | Potential                                                                           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |                                                                                     |
| (92 plus) <b>A</b>                                              |           |                         |                                                                                     |
| (81-91) <b>B</b>                                                |           |                         |                                                                                     |
| (69-80) <b>C</b>                                                |           |                         |                                                                                     |
| (55-68) <b>D</b>                                                |           |                         |                                                                                     |
| (39-54) <b>E</b>                                                |           |                         |                                                                                     |
| (21-38) <b>F</b>                                                |           |                         |                                                                                     |
| (1-20) <b>G</b>                                                 |           |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      |           | EU Directive 2002/91/EC |  |

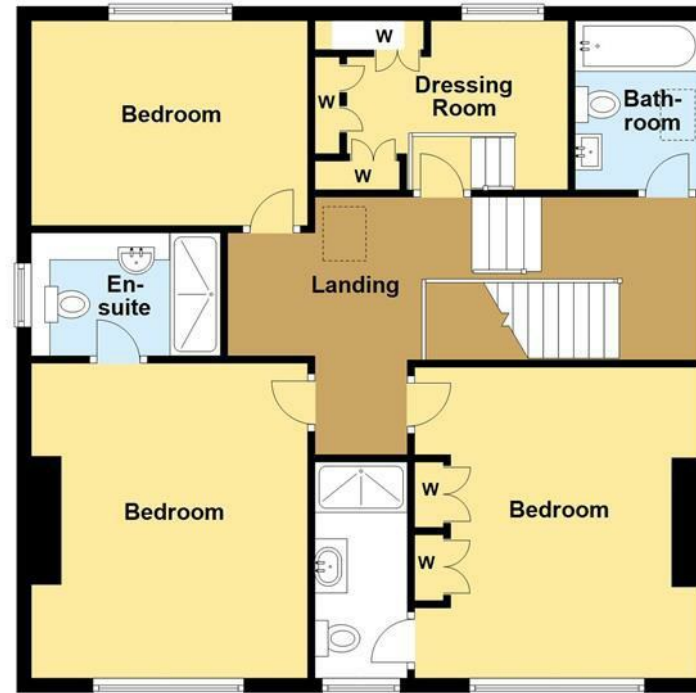
### Ground Floor

Approx. 85.8 sq. metres (923.7 sq. feet)



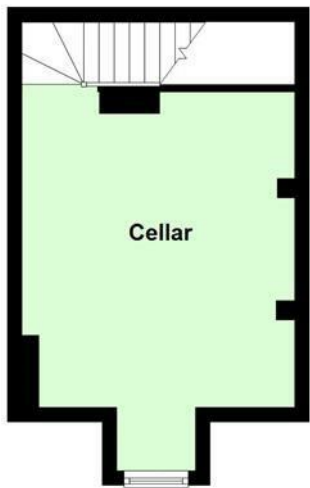
### First Floor

Approx. 84.7 sq. metres (912.0 sq. feet)



### Cellar

Approx. 21.2 sq. metres (228.6 sq. feet)



Total area: approx. 191.8 sq. metres (2064.2 sq. feet)

