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Sherbourne Place, Leamington Spa

Price guide  
£850,000



An outstanding substantial Victorian period residence of style and character providing well proportioned accommodation including six bedrooms in total, arranged over four floors including fascinating lower ground floor, suitable for conversion, in a highly regarded north Leamington Spa location.

### Sherbourne Place

Is a popular and established north Leamington Spa location, conveniently sited within easy reach of the town centre and all amenities including shops, schools and recreational facilities. The location comprises many fine period residences of varying ages and has proved to be much sought after.

### The Property

Is a substantial semi detached Victorian period residence of style and character with exceptionally well proportioned accommodation arranged over four floors including six bedrooms in total, with a fascinating lower ground floor which is suitable for conversion to purchasers specific requirements. The property has been sympathetically modernised to retain much of the property's original character with a high level of modern appointment including fitted kitchen and bathrooms. The property is pleasantly sited on a corner plot with good sized walled rear garden. The agents consider internal inspection to be essential for the style, proportions, potential and situation to be fully appreciated. In further detail the accommodation comprises:-

### Recessed Porch

With tiled floor, timber and glazed panelled entrance door and side panel leading to...

### Reception Hall

With tiled floor, staircase off with balustrade, coving to ceiling, ornamental arch, radiator and access to the basement.

### Living Room

16'10" into bay x 17'4" (5.13m into bay x 5.28m) With cast iron fireplace with marble hearth, sash bay window, coved cornice, picture rail, radiator, TV point.

### Dining Room

15'4" x 13'9" (4.67m x 4.19m) With period cast iron fireplace with marble hearth, coved cornice, sash window, radiator.

### Inner Hall

With tiled floor, timber and glazed panelled door and cloaks cupboard.

### Fitted Kitchen

13'10" x 11'7" (4.22m x 3.53m) With a range of base cupboard and drawer units with timber work surfaces, matching range of high level cupboards, Rangemaster range with tiled splash back, extractor fan, built in dishwasher, plumbing for automatic washing

machine, Belfast sink unit with mixer tap, built in fridge/freezer, windows to two aspects, tiled floor, concealed pelmet lighting, down lighters, coving to ceiling.

### Lower Ground Floor

Comprising...

### Hallway

With under stair cupboards.

### Vaulted Store

### Front Room

13'3" x 16'9" (4.04m x 5.11m) With original fireplace feature, quarry tiled floor, sash window.

### Room Two

14' x 16'6" (4.27m x 5.03m) With quarry tiled floor, sash window.

### Room Three

12' x 14'6" (3.66m x 4.42m) With quarry tiled floor and sash window.

### Stairs and Mezzanine Landing





Giving access to boiler cupboard containing gas fired central heating boiler.

### Separate WC

With low flush WC, pedestal basin, tiled splash back, sash window, radiator.

### Refitted Bathroom/WC

10' x 9' (3.05m x 2.74m) With period fireplace, ball and claw stand alone bath with mixer tap, pedestal basin, low flush WC, tiled floor, heated towel rail, radiator, down lighters, tiled shower cubicle with integrated shower unit flanked by integrated basket drawer units.

### Staircase to First Floor Landing

With coving to ceiling, radiator and balustrade.

### Bedroom One

13'10" x 16'4" (4.22m x 4.98m) With period fireplace flanked by two double built in wardrobes, hanging rail and shelves, cupboards over, sash window, radiator, coving to ceiling.

### Bedroom Two

15'6" x 14'9" (4.72m x 4.50m) With period fireplace, radiator, three double built in wardrobes with hanging rail and shelves, coving to ceiling.

### En-Suite Dressing Room

8'3" x 9'8" (2.51m x 2.95m) With coving to ceiling.

### Stairs and Second Floor Landing

With balustrade, access to roof space.

### Bedroom Three

12'6" x 8'8" (3.81m x 2.64m) With radiator, velux window.

### Bedroom Four

17'6" x 15' (5.33m x 4.57m) With cast iron fireplace, radiator.

### Bedroom Five

13'10" x 11'9" (4.22m x 3.58m) With double built in wardrobe, hanging rail and shelf, sash window, radiator.

### Shower Room/WC

With tiled floor, tiled shower cubicle with integrated shower unit, wash hand basin, low flush WC with concealed cistern, down lighters, extractor fan.

### Outside

The property occupies a corner position, the front garden area being principally gravelled and landscaped with inset flowerbeds. The rear garden is principally walled with shaped lawn flanked by flower borders, gravelled patio and steps, screened by established trees.

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

The property can be approached by proceeding north from our office via Clarendon Place, turning right into Clarendon Avenue. Proceed for its entirety and turn left into Clarendon Street, following onto Sherbourne Place. The property will be found located on the right hand side, identified by an agents for sale board.

### Sherbourne Place

Leamington Spa  
CV32 5SW

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Total area: approx. 306.1 sq. metres (3294.4 sq. feet)

Leamington Spa Office  
Somerset House  
Clarendon Place  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(82-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		<b>72</b>	<b>66</b>
	<b>52</b>		<b>44</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL