

Fairlawn Close, Leamington Spa

Offers Over £550,000

Winkworth

for every step...


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bulk





About the Property

Winkworth Leamington Spa is pleased to present to the market, this stunning five bedroom, Victorian family home ideally located just off the Rugby Road, which connects Leamington Spa to Warwick.

Set over three storeys (with an additional basement level), and in need of modernisation throughout, this beautiful home is perfectly suited to those looking to put their own stamp on a historic home in Leamington Spa.

Material Information:
Council Tax: Band F
Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 26)
Mobile Coverage: Likely/Limited Coverage (Checked on Ofcom Aug 26)
Heating: Gas Central Heating
Listed: No
Tenure: Freehold




C'est la Vie


LOVE MY FAMILY
LIFE
TO THE MOON AND BACK
The Sentimentalists




M&S
Coke

The Finer Details

Upon arriving at Fairlawn Close, a spacious entrance hallway packed with period features including original cornicing, provides access to the downstairs accommodation and strairs to the cellars and upper floors.

Located to the front of the house, the generous sitting/drawing room has a large bay window at its centre which floods the room with natural light. The original ceiling rose and double height ceilings provide a hint of the former grandeur of this versatile living space.

The kitchen, accessed directly from the entrance hall, is beautifully in keeping with the character and age of the property. It boasts high ceilings, wooden flooring, a central fireplace, and a square bay window that invites an abundance of natural light. Modern conveniences include integrated gas hobs and an oven, as well as freestanding appliances such as a fridge/freezer, washing machine, dryer, and dishwasher. The boiler, located in the kitchen, has been recently replaced.

A central staircase leads up to a half-landing and the first-floor accommodation, where three bedrooms and a family bathroom are located.

The master bedroom is a sizeable double bedroom with two large double windows that look out towards Fairlawn Close and the gardens beyond. There are two further double bedrooms on the first floor, one of which benefits from a bay window, which would have previously been one bedroom but has been split to provide additional accommodation.

The family bathroom has been renovated in the past and benefits from a bath, seperate shower, WC and stand basin.

Continuing to the top floor, a second flight of stairs leads to a charming attic bedroom with eaves storage and restricted ceiling height. A separate study is located off the landing and features a large Velux window and further eaves storage. A compact shower room with a lowered tray and sliding door, along with a WC, serves the second floor.

On the lower ground floor, accessed via the main hallway, is a substantial four-chamber, unconverted cellar—offering a fantastic opportunity for future development. With windows to the front and side, the cellar benefits from natural light and has previously had planning permission granted (now lapsed).

Externally, the property features a small front garden and terrace accessible from the main entrance. Additionally, two private off-street parking spaces are available along Fairlawn Close.






Transmart









About the Area

Situated in the Milverton area of Leamington Spa, known for its blend of Victorian and mid 20th-century architechture, while being within close proximity of the centre of Leamington Spa (0.9 miles).

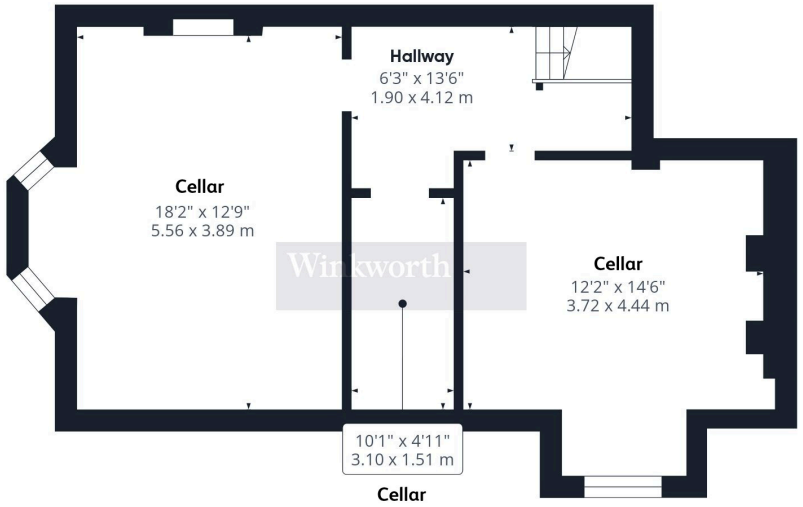
There are a number of popular, local, primary and secondary, private and state schools all within close proximity of Fairlawn Close. Brookhurst Primary School (0.7 miles), Milverton Primary School (0.6 miles) and Trinity Catholic School (0.5 miles) are all a short walk, while Arnold Lodge (0.9 miles), Kingsley School (0.8 miles) and Warwick School (2.1 miles) are all popular independent options.

There are nearby sports clubs, with the Leamington Lawn Tennis and Squash Club (0.3 miles) and Warwick Boat Club (2.1 miles) being particular local favourites.

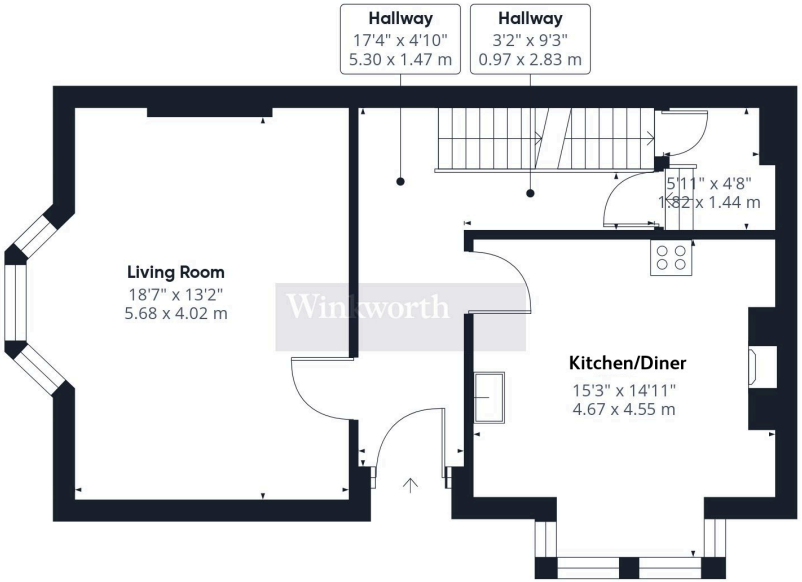
The West Midlands are famed for being at the centre of the country, providing easy access nationally and Leamington Spa is no exception. Leamington Train Station (1.2 miles) provides a direct service to London Marylebone (1 hours 20 minutes) and Birmingham (33 minutes), while the M40 is accessed via multiple junctions. Birmingham International Airport (40 minutes has a wide selection of international destinations.



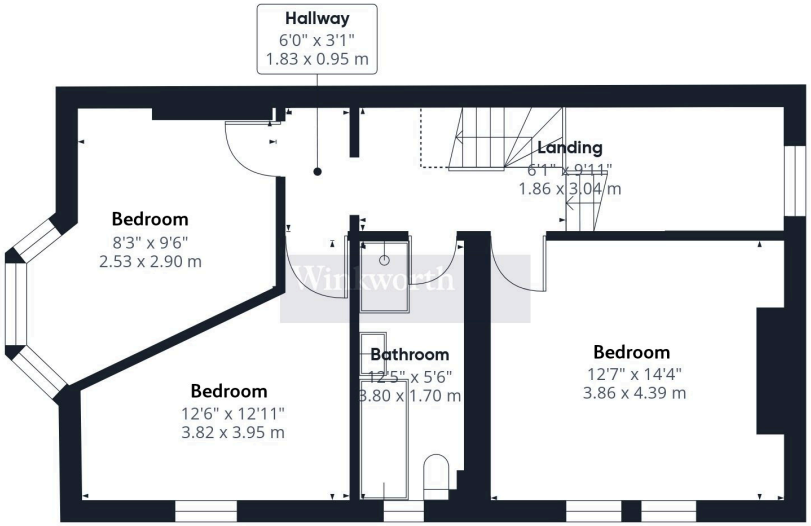




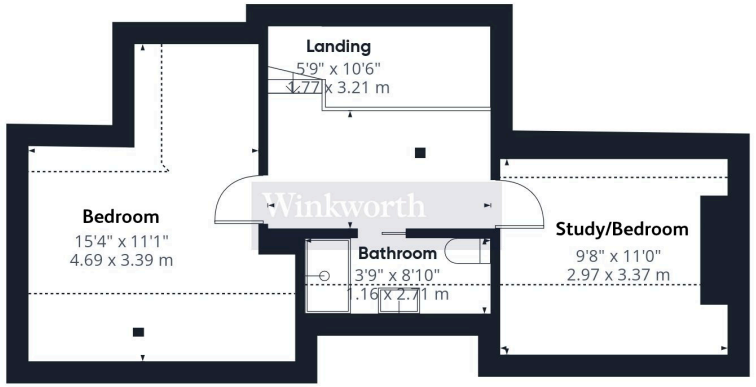
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate total area(1)

2118 ft²

196.8 m²

Reduced headroom

133 ft²

12.3 m²

(1) Excluding balconies and terraces

Reduced headroom

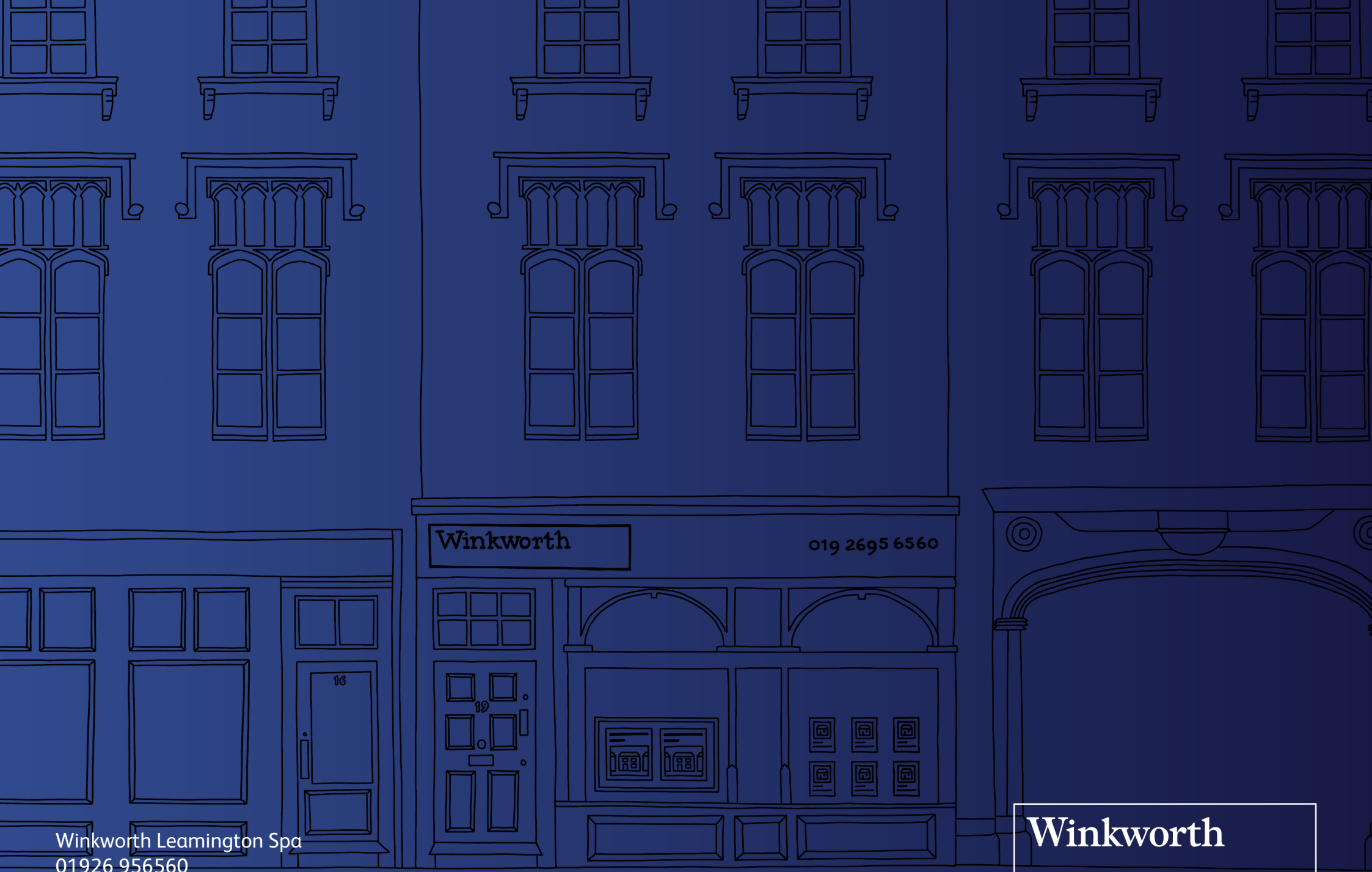
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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C 180
KU07



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