



Monarch Gardens, Leamington Spa  
£325,000

Winkworth

for every step...









## About the Property

Monarch Gardens is a stylish, three bedroom family home offering open-plan living over two storeys with accommodation extending to approximately 941.4 sq ft.

Council Tax: Band C | £1986.55 per annum  
Local Authority: Warwick District Council  
Broadband: Ultrafast Broadband Available  
(Checked on Ofcom Dec 24)  
Mobile Coverage: Likely/Limited Coverage  
(Checked on Ofcom Dec 24)  
Heating: Gas Central Heating  
Listed: No  
Tenure: Freehold











## The Finer Details

Built in 2017 and set on a compact, modern development, Monarch Gardens is conveniently located to take advantage of Leamington Spa's (0.9 miles) range of amenities, schools and transport links.

Upon arriving at Monarch Gardens, an external covered canopy porch leads you into a generous entrance hall which provides access to the living areas, stairs that lead to the first floor accommodation and a downstairs WC/cloakroom.

The kitchen, which has been re-fitted by the current owners, is large and contemporary in style, with a range of built in appliances, gas hobs and double ovens. Large, front aspect windows look out towards the green opposite and bathe the room in natural light.

The open plan living/dining room is accessed via the central hallway and is a wonderful entertaining space. Double doors and rear windows overlook the rear garden while a large under the stairs cupboard provides ample storage.

The three first floor bedrooms and family bathroom all sit off a central landing, alongside additional attic and cupboard storage. The master bedroom is bright and large, with space for a king size bed, large wardrobes and views over the rear garden. There are a further two bedrooms on the first floor, one of which is a generous double which also functions as an office and the other a spacious single bedroom. The family bathroom has a large bath/shower as well as double sinks.

Externally, there is a private and fully enclosed rear garden, with a wrap around patio and astroturf lawn, perfect for summer entertaining. A garden gate provides access to a shared alleyway which can be used for bin storage. There are two off street parking spaces to the front of the property, and a solar panels on the roof provide a contribution to running costs.















## About the Area

Monarch Gardens is located a short drive from both the centre of Leamington Spa (0.9 miles) and Warwick (2.4 miles) with their various shops, restaurants and famous parks.

There are a number of good local primary and secondary schools within close proximity of Monarch Gardens, with the St Patricks (0.5 miles) and Whitnash (1.1 miles) Primary Schools both within walking distance and Campion School (1.2 miles) and the brand new Oakley School (1.8 miles) nearby. The popular, private Warwick School (1.7 miles), Arnold Lodge (2 miles) and Kingsley School (1.8 miles) are all within a short drive.

Whitnash and nearby Leamington Spa and Warwick benefit from tremendous local and national transport links. Leamington Spa Train Station is 0.7 miles from Monarch Gardens and has a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is a short drive away (3.1 miles) with the M40 accessed via multiple junctions providing access to London and the wider West Midlands.



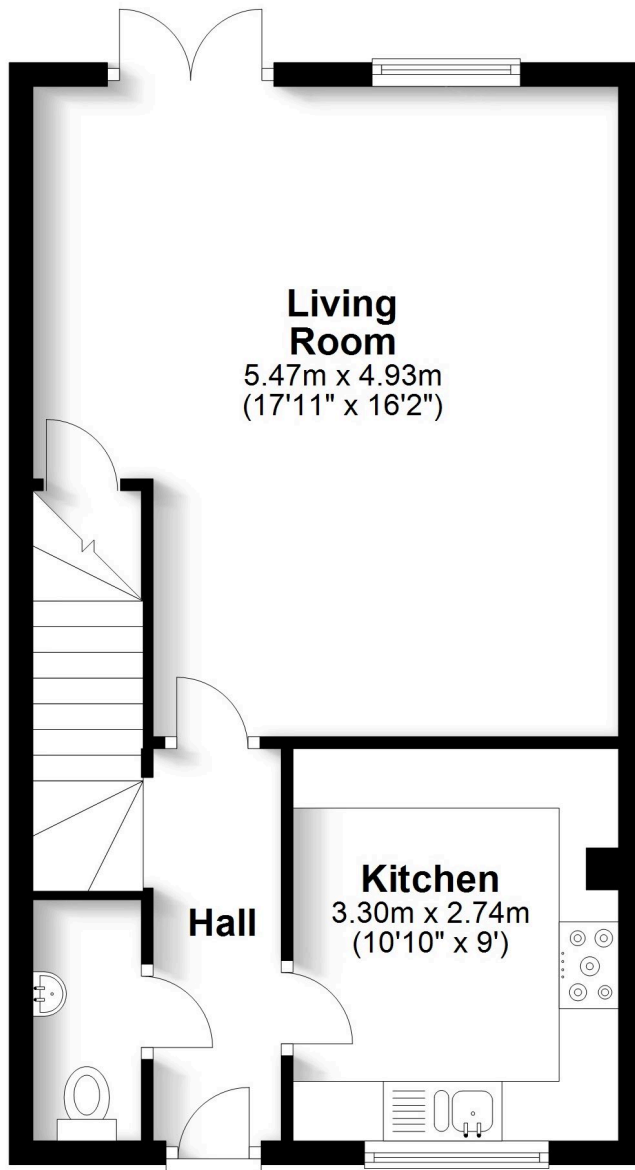






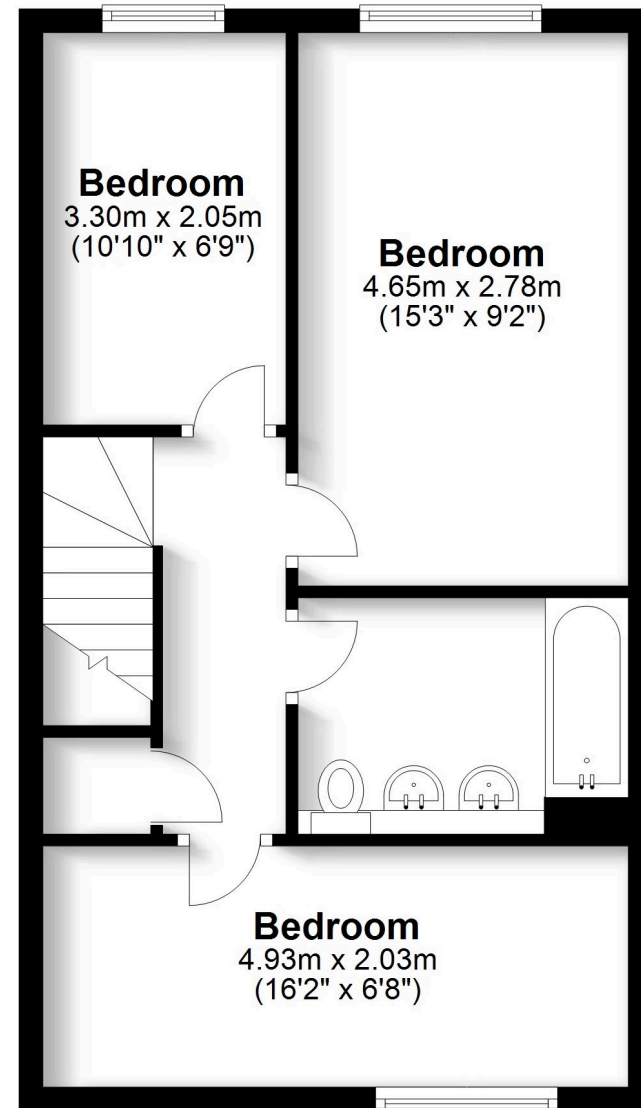
## Ground Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



## First Floor

Approx. 43.7 sq. metres (470.7 sq. feet)



Total area: approx. 87.5 sq. metres (941.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact





Winkworth

019 2695 6560



Winkworth Leamington Spa  
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY  
leamingtonspa@winkworth.co.uk

**Winkworth**

for every step...