



Greville Smith Avenue, Whitnash, Leamington Spa, Warwickshire, CV31

Offers Over £500,000

A Hidden Gem with Glorious Views of Rural Warwickshire

This two bedroom, two bathroom bungalow and accompanying development plot in an enviable and quiet cul-de-sac location in the village of Whitnash, is for sale through an open house on Friday 20th September with all offers placed by Monday 23rd September at 12noon.

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Winkworth



DESCRIPTION

At the entrance of the existing bungalow, a recessed canopy porch, accessed off the private driveway, leads into a good sized 'L' shaped entrance hallway. In the heart of the house there is a full width sitting room complete with a set of large bay windows and a solid fuel fireplace, ideal for entertaining and family evenings. The large breakfast kitchen has a range of built in appliances, oven and hobs, and leads out into the conservatory with views of the gardens, neighbouring church and countryside. There are two double bedrooms, one of which benefits from an en-suite shower room. An additional fully tiled family bathroom is accessed off the hallway.

Externally the existing property sits back from the cul-de-sac, with the block paved driveway providing extensive off road parking, partially under a car port. The rear garden is large, private and unusually, benefits from direct, side vehicular access from Church Lane.

Both the existing bungalow and separate development plot are being sold with no onward chain, while viewing is imperative to fully appreciate the scope and size of the opportunity. Potential purchasers could consider either a substantial extension to the current property, a possible redevelopment (subject to the usual planning consent) or to embrace the current design with its peaceful views of the Warwickshire countryside and neighbouring church.

AT A GLANCE

Council Tax: Band D
 Local Authority: Warwick District Council
 Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 24)
 Mobile Coverage: Limited Coverage
 Heating: Gas Central Heating
 Listed: No
 Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



LOCATION

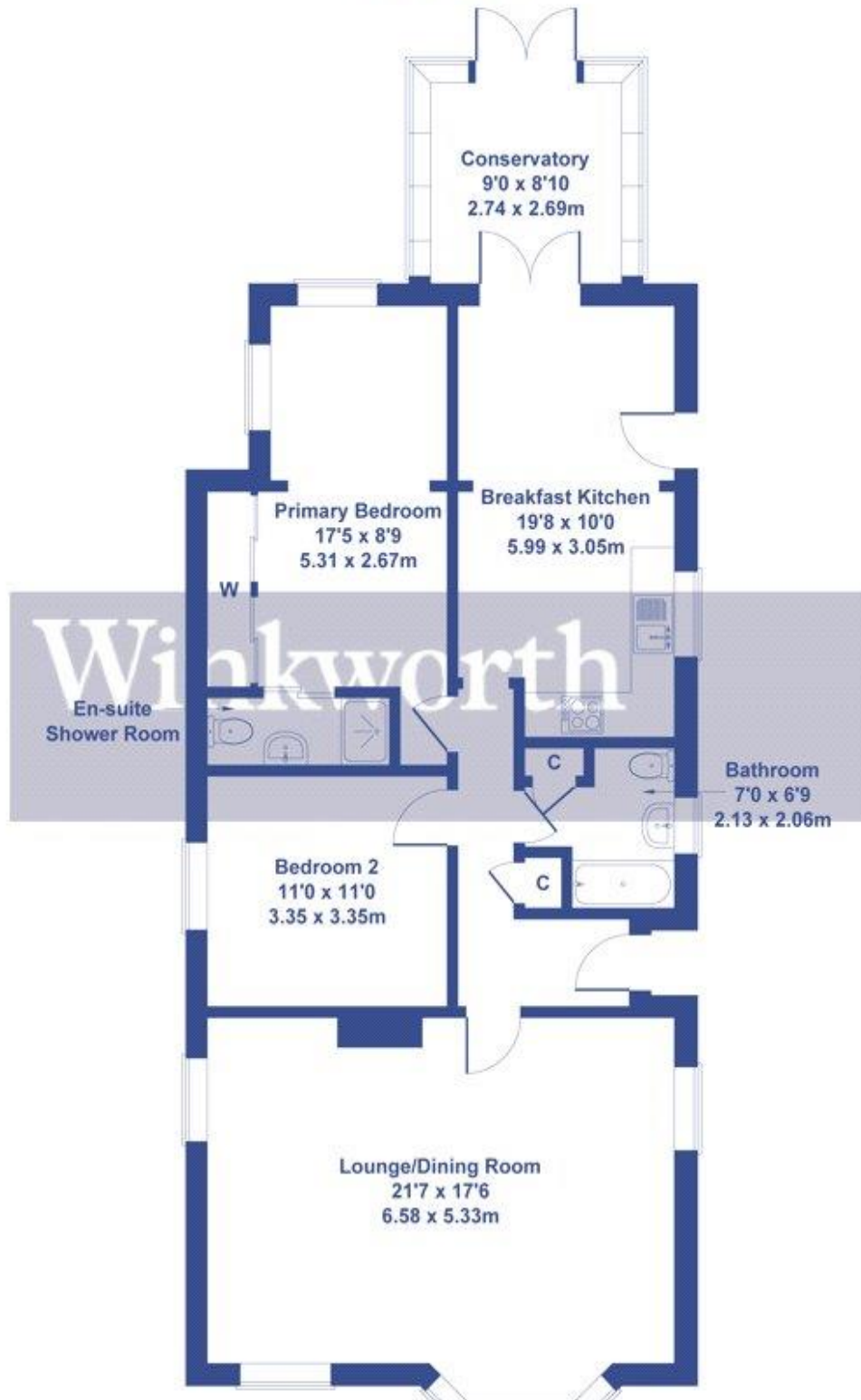
Located within the in-demand village of Whitnash, Greville Smith Avenue is ideally situated a short drive from Leamington Spa (1.7 miles) and Warwick (3.5 miles) town centres, with their bustling high streets, landscaped gardens and popular restaurants.

There are excellent schools within easy reach including Heathcote Primary School, Myton School, Arnold Lodge School, Warwick School and Kings High School for Girls, while there is a new secondary school being built locally.

For the commuter, Leamington Spa and Warwick Parkway train stations provide direct trains into London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes). The motorway system is accessible by various local junctions of the M40 and also provides access to London, Birmingham and further afield.

Greville Smith Avenue, Whitnash, Leamington Spa

Approximate Gross Internal Area
1089 sq ft - 101 sq m



COUNCIL TAX- Band D

LOCAL AUTHORITY – Warwick District Council

LEASE- Freehold

STAMP DUTY- Upon Request

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.