

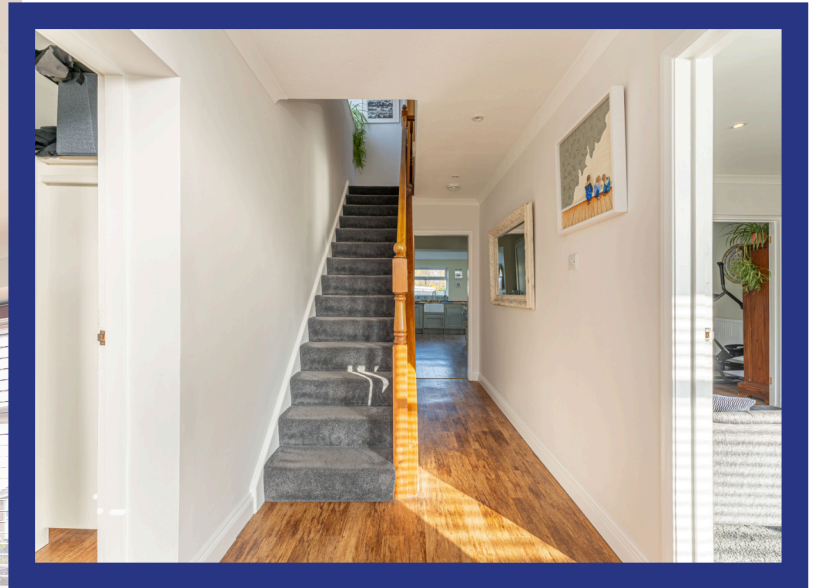


Greenhill Road, Whitnash, Leamington Spa  
Offers Over £425,000

**Winkworth**

for every step...





## About the Property

Greenhill Road is an imposing four bedroom, two bathroom, semi-detached family home set on an enviable corner plot overlooking Redland Recreational Park in old Whitnash, a short drive (1.7 miles) from the centre of Leamington Spa.

Having been extended by the current owners, Greenhill Road provides contemporary and stylish living accommodation extending to approximately 1560 sq ft, as well as a generous garden and off street parking making for the perfect family home.

Council Tax: Band E

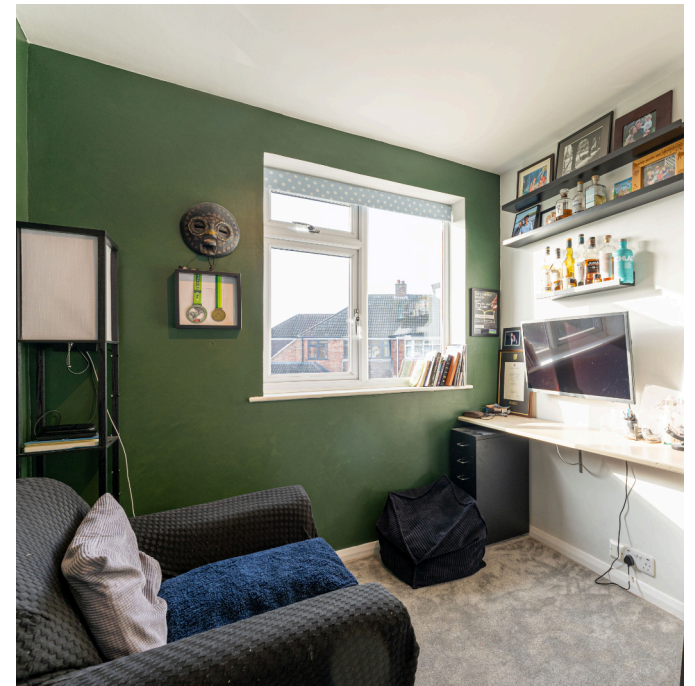
Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 24)

Mobile Coverage: Limited/Likely Coverage

Heating: Gas Central Heating

Listed: No, Tenure: Freehold





## The Finer Details...

Upon entering Greenhill Road you are greeted by a generous hallway which provides access to the downstairs living accommodation as well as a central staircase to the upper floors.

The open plan kitchen and dining room has been extended by the current owners in 2016 to create a sizeable and bright family entertaining space complete with a range of integrated appliances, induction hobs and plentiful counter top and pantry space. Double french doors to the rear garden provide an abundance of natural light. There is a separate utility room with downstairs WC/cloakroom and rear access to the garden. To the front of the house there is a spacious sitting room with large, front aspect windows and doors into the open plan kitchen/diner, as well as a study which is currently used as an additional bedroom.

The first floor has a generous, carpeted landing which lead onto the three bedrooms situated on this floor, two of which are doubles and a further single bedroom. The family bathroom has both a shower and a bath and has been tastefully modernised by the current owners. There is a further bedroom on the second floor which was built by the previous owners to take advantage of the views across Redland Recreation Park. Even though there are some areas of restricted ceiling height, with the en-suite shower room this bedroom would make a natural master bedroom. There is additional storage throughout the eves.

Externally, there is a mature, fenced rear garden with a large turfed area flanked by flower beds and decking to the rear of the garden, perfectly situated to enjoy the evening sun. To the side of the house there is a large terrace that currently houses a garden shed and external storage, as well as a gated access to the driveway at the front of house. The driveway provides off street parking for 2 vehicles and has an EV charge point.







## About this Area

Greenhill Road is ideally located to offer easy access to green spaces and the countryside while still being in close proximity of Leamington Spa (1.7 miles), and its various shops, restaurants and parks.

There are a good number of highly rated, primary and secondary, state and private schools near Greenhill Road, with Whitnash Primary School (0.3 miles) and Campion School (0.5 miles) within easy walking distance. The popular, private Warwick School (3 miles), Kings High School for Girls (3 miles) and Arnold Lodge (2.6 miles) are all easily accessible by road.

Leamington Spa Train Station (1.6 miles) provides a direct service to London Marylebone (1 hour 20 minutes) and Birmingham New Street (33 minutes), while the motorway network is accessed via multiple junctions of the M40 with easy access to London and the wider West Midlands. Birmingham International Airport (24.7 miles) has numerous domestic and international destinations and is a 30 minute drive from Greenhill Road.

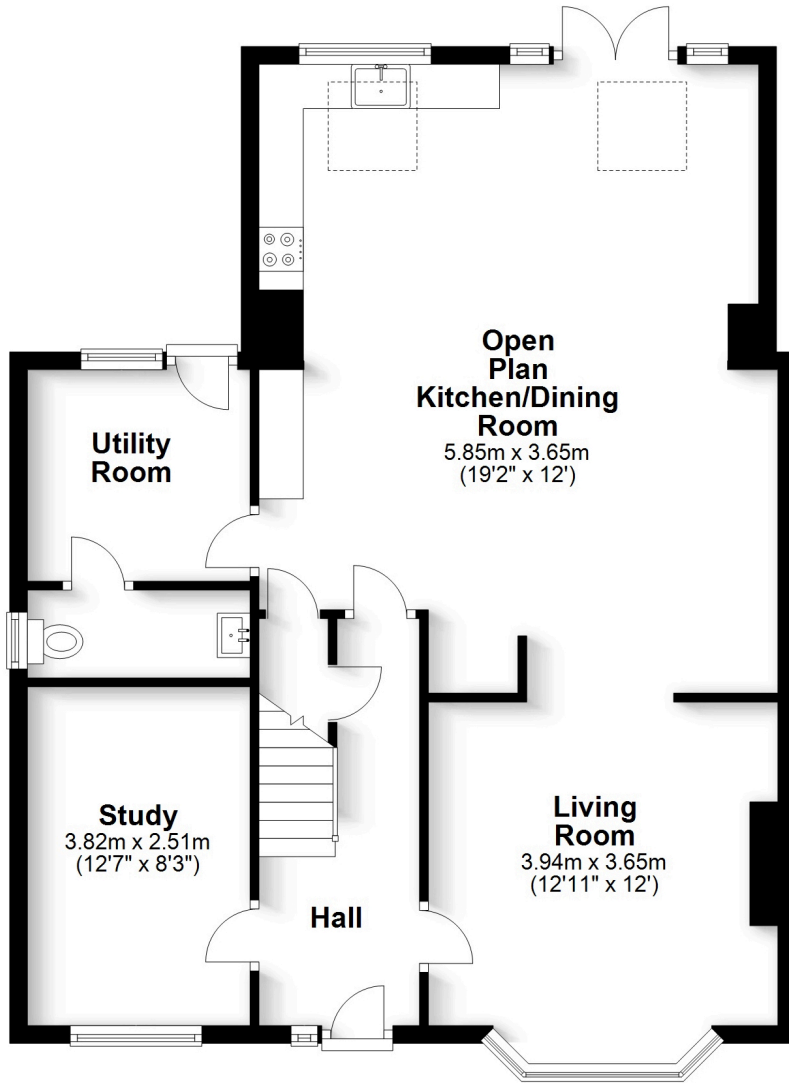






### Ground Floor

Approx. 82.4 sq. metres (886.6 sq. feet)

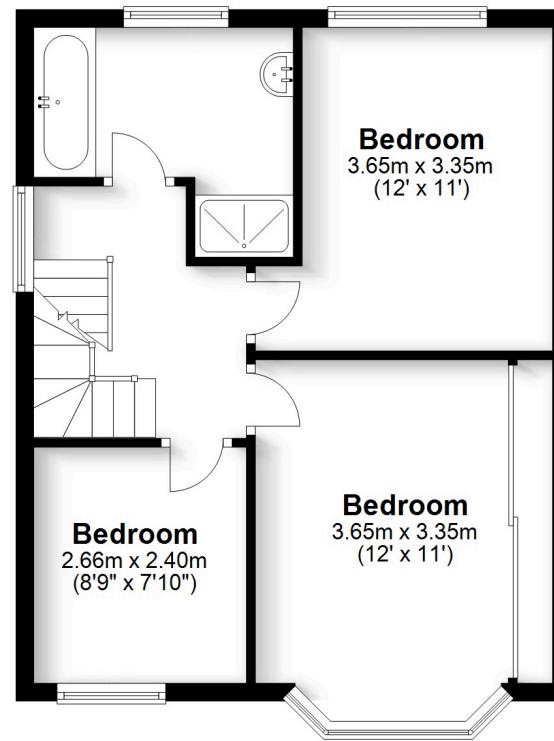


Total area: approx. 145.0 sq. metres (1560.3 sq. feet)

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

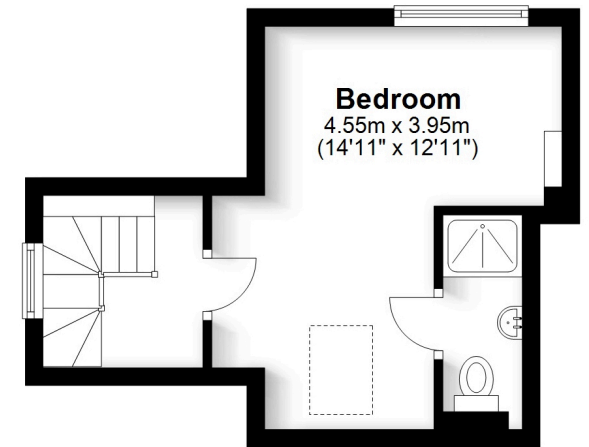
### First Floor

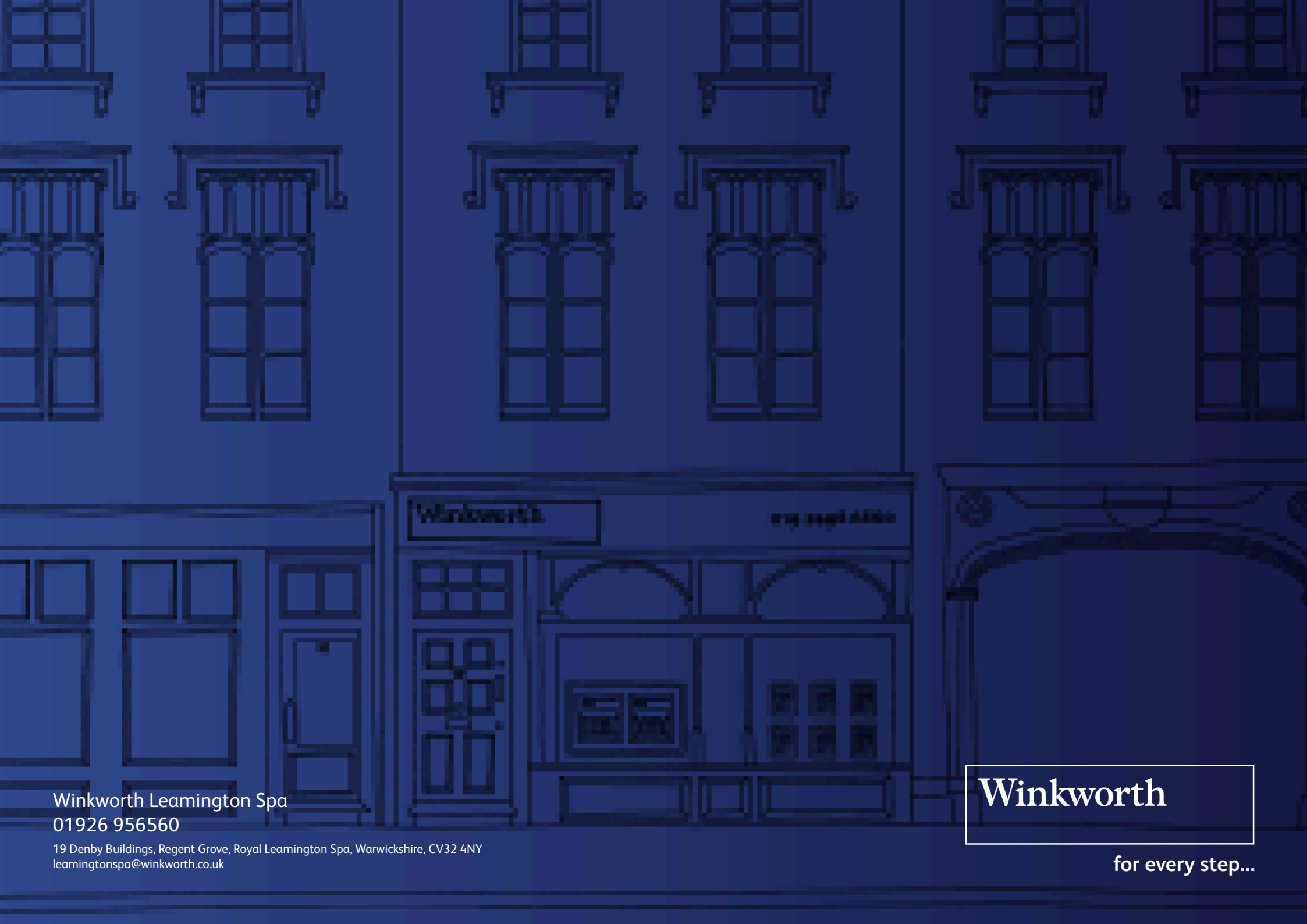
Approx. 43.6 sq. metres (469.5 sq. feet)



### Second Floor

Approx. 19.0 sq. metres (204.2 sq. feet)





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