



Copper Beeches
Westhill Road | Blackdown | Leamington Spa | Warwickshire | CV32 6RA





STEP INSIDE

Copper Beeches

This is an extremely rare opportunity to acquire a property sat in just over two acres of grounds requiring substantial refurbishment located in one of Warwickshire's prime residential areas; Blackdown, North Leamington Spa. Copper Beeches is surrounded by beautiful countryside, conveniently located only five minutes from the town centre and the superb transport links. There are various development options subject to planning permission.

The property

Copper Beeches is a three-bedroom bungalow requiring extensive improvements inside and out but holding potential spacious living accommodation. Having been a wonderful much loved family home for many years it has since fell into disrepair.

Living accommodation consists of three double bedrooms, two bathrooms, a spacious kitchen breakfast room, large lounge, separate dining room and double garage with w/c.







STEP OUTSIDE

Copper Beeches

The substantial grounds cover just over two acres and are mainly laid to lawn with mature trees, shrubs and hedgerows. A tarmacadam drive leads from electric gates to the property. Copper Beeches is surrounded by the stunning local countryside and amongst a neighbourhood of large multi million-pound properties, it is a beautiful and sought-after place to live.

Services

All main services are believed to be connected

Local Authority

Warwick District Council.

Council Tax band

G

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm.
Saturday	9.00 am - 4.30 pm.
Sunday	By appointment only

Directions

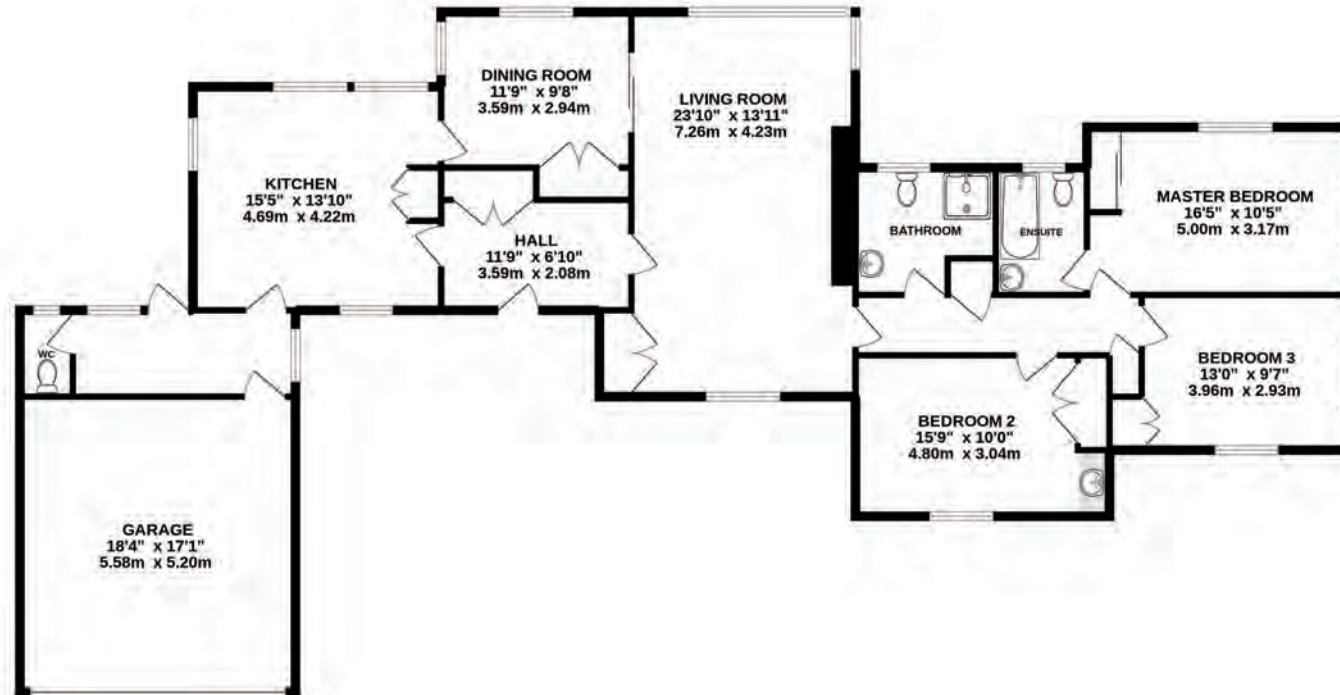
From the Parade head north along the Parade and then turn right on to Clarendon Avenue. At the mini roundabout take the first left onto Kenilworth Road. Continue over the traffic lights and follow the road out of Leamington Spa until you reach the traffic island and take the third exit onto the Stoneleigh road. Continue until you reach a smaller traffic island and take the third exit onto Westhill road. A short distance up on your right hand side behind private gates will be Copper Beeches.

Location

Blackdown is a highly desirable, primarily affluent residential area located just 1.5 miles from the town centre of Royal Leamington Spa, Warwickshire.

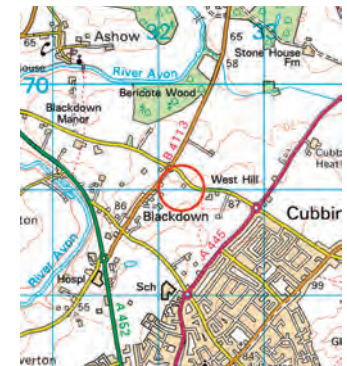
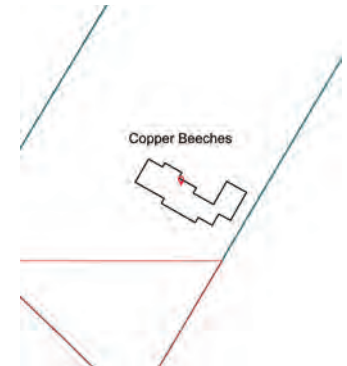


GROUND FLOOR 1806 sq.ft. (167.8 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NICKY MOORE

BRANCH PARTNER



JAMES PRATT

PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07860 623 178 | nicola.moore@fineandcountry.com
07540 649 103 | james.pratt@fineandcountry.com