



83 Golf Lane
Whitnash | Leamington Spa | Warwickshire | CV31 2QB

FINE & COUNTRY

STEP INSIDE

83 Golf Lane

A rare opportunity to acquire a spacious and beautifully presented executive home with a large rear garden on the sought after Golf Lane in Whitnash, Leamington Spa. Just a stone's throw from the fabulous Leamington & County golf course is this four bedroom property which must be seen to be appreciated.

Ground floor

Stepping from a generous drive you are welcomed by a spacious porch offering plenty of space for coats, boots, and brollies after a country walk. There is a door to your left giving access to a lovely study with windows looking out to the front.

From the porch you are greeted by a lovely entrance hall holding a cloak room incorporating toilet, sink, and cupboard. A door to the right in the entrance hall gives access to a spacious sitting room which looks out to the front, with double doors into the dining room which looks out to the rear and gives you access to the conservatory and kitchen breakfast room.

The stunning and spacious conservatory is the perfect place to relax and unwind with family and friends enjoying the views over the garden.

A fantastic kitchen breakfast room is fitted with plenty of storage incorporating country style units offering plenty of storage and continues through into a good size utility room with sink and door out to the side of the garden.

First floor

Stairs from the entrance hall take you to the spacious bedroom accommodation. To the left is a fantastic dual aspect double bedroom looking out to the front and rear. Continuing down the landing is a generous family bathroom holding a bath, sink, toilet, and shower cubicle. Bedrooms three and four are both double bedrooms and are also serviced by the family bathroom.

The main bedroom is located at the right of the first floor, it is a beautiful and generous room with ensuite shower room. This room looks out to the rear towards the lovely countryside beyond.

Outside

To the front of the property is a good-sized drive with room for four vehicles and a landscaped border. To the left of the property are large double gates giving vehicular access to the rear garden.

The generous rear garden is fantastic and mainly laid to lawn with partial landscaping using stones and plants.

There is a brick building at the rear of the garden which would be perfect for a number of uses including garden machinery/tool storage, a potting room, home office, or a hobby room.

To the left of the rear garden with tarmacadam vehicular access and on a separate title is a large timber built triple garage which again has various uses such as a home gym, office or even an annex STPP.















LEAMINGTON SPA

Golf lane is a desirable road in Whitnash, the property is located almost directly opposite the popular and highly regarded Leamington & County golf course, a beautiful Green space which then rolls onto open countryside. Whitnash once a village is a small town neighbouring Leamington Spa and a short drive to Warwick. Located south of Leamington this vibrant town is renowned for its excellent connections to the M40 and easy access to the Leamington spa train station, superb junior and middle schools which in turn provide catchment for the reputable secondary schools. There is a great spirit of community which attracts many people from nearby villages and towns. Whitnash is well stocked with four public houses, a welcoming sports & social club incorporating tennis courts, bowling green, rugby and football pitches. The town provides three parks with up to date playing equipment and open spaces for all the family to enjoy. There are a number of shops and services including several hair salons, three well-stocked convenience stores, butchers, post office, chemist and various others. The nearest major town is Royal Leamington Spa renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. The Famous Parade runs through the middle of Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named the neighbouring County town Warwick the best place to live in the UK, so the area is becoming highly desirable. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.



INFORMATION

Services

The property is believed to be connected to mains gas, electricity, water & drainage.

Tenure

Freehold

Local Authority

Warwick District Council
Council Tax band - F

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:

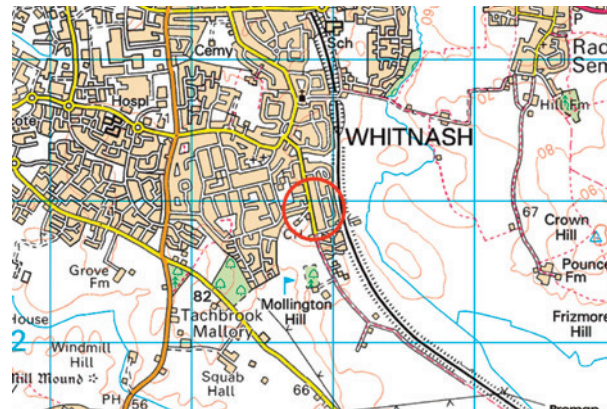
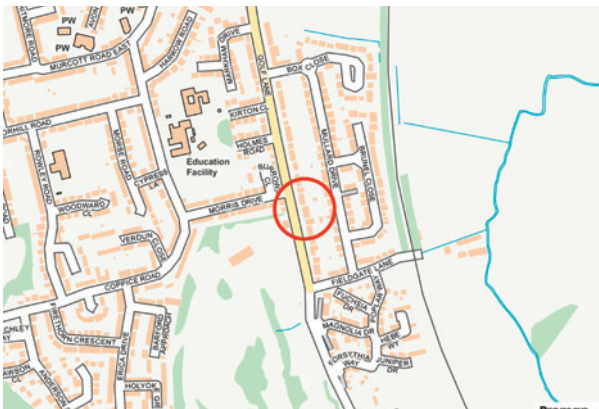
Monday to Friday 9.00 am - 5.30 pm.

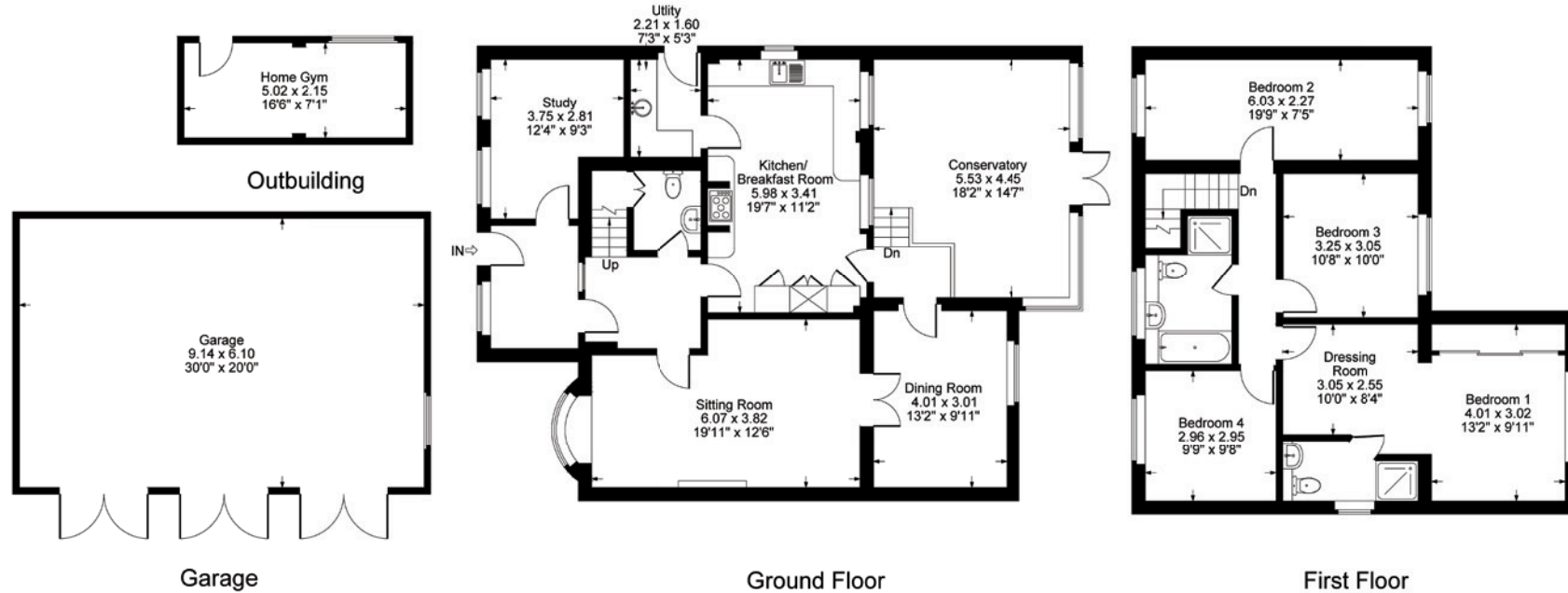
Saturday 9.00 am - 4.30 pm.

Sunday By appointment only

Directions

From the Parade head south over two mini roundabouts straight onto Clemens Street, Continue onto Brunswick street and follow for about a mile, At the mini roundabout continue south onto Whitnash road, past the Church which is the first left turning and take the fourth left onto Golf Lane, continue half a mile down Golf Lane and number 83 will be on your left.





Approximate Gross Internal Area = 189.10 sq m / 2035 sq ft
 Garage = 55.75 sq m / 600 sq ft
 Outbuilding = 10.79 sq m / 116 sq ft
 Total Area = 255.64 sq m / 2751 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 17.03.2023





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follow Fine & Country Leamington Spa on



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