



9 Hyde Place  
Leamington Spa | Warwickshire | CV32 5BT

# STEP INSIDE

## 9 Hyde Place

This charming Victorian bay fronted townhouse has been refurbished to a beautiful standard throughout. The property holds many period features and offers four bedrooms, two reception rooms, a good-sized bathroom, fantastic kitchen breakfast room and well-equipped utility room. Outside there is a lovely, landscaped rear garden with patio. Hyde Place is in the highly desirable north Leamington Spa area; only a short walk to the town centre, this wonderful home must be seen to be appreciated.

### Ground floor

Entering through the porch you are greeted by a light, airy and stylish hallway which gives access to the lovely living room boasting many period features including high ceilings, cornicing, working feature fireplace and double glazed sash bay window bringing in an abundance of light. The living room continues into the dining area which has double French doors into the rear garden.

From the entrance hall you can access the kitchen breakfast room which then continues into a good-sized utility room and shower room.

### First floor

The first floor continues to be very light and airy and holds three double bedrooms. The main bedroom has fitted wardrobes and lovely feature fireplace and looks out to the front through double glazed sash windows. The two smaller double bedrooms are separated by the stunning family bathroom which benefits from underfloor heating and holds double shower cubicle, toilet, sink, and separate bath.

### Second floor

The second floor holds a good-sized double bedroom currently being used as a home office, there is scope to convert this space to a main bedroom with ensuite if required.

### Outside

Outside is a lovely walled landscaped garden with patio, ideal for al fresco dining. There is also a gate at the rear of the garden which leads to a secure shared alleyway, and a recently constructed bike shed/store made from reclaimed brick and slate.

### Basement

The basement is currently being used as a home office, there is a good-sized storage chamber and fantastic future scope to convert to other uses if required.















# LOCATION

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Hyde Place is in the highly desirable north Leamington area, a short walk to the town centre.

In March 2023 the historic town of Leamington Spa was once again listed as one of the top ten best places to live in the UK by the Times national newspaper. 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 Bloo 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 26 minutes. Birmingham International Airport is less than 20 miles away.







**Services**

All main services are believed to be connected including mains water, electricity, gas, and drainage.

EPC: C

Local Authority - Warwick District Council

Tax band - E

**Notes**

The property is situated in a conservation area.

**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](http://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

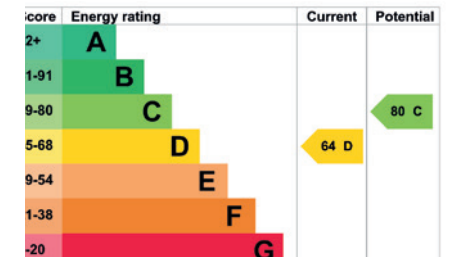
**Directions**

Heading from the mini roundabout at the bottom of the Parade, take the second exit onto Dormer Place. Turn right at the end of the road and then left onto Portland Place West and continue onto Milverton Hill. Take a left at the junction onto Warwick New Road, then take the first right onto Guys Cliffe Road. Take the first right turn onto Hyde Place, number 9 is situated on the left hand side.





GROSS INTERNAL AREA  
 FLOOR 1: 260 sq. ft, 24 m<sup>2</sup>, FLOOR 2: 738 sq. ft, 69 m<sup>2</sup>  
 FLOOR 3: 595 sq. ft, 55 m<sup>2</sup>, FLOOR 4: 283 sq. ft, 26 m<sup>2</sup>  
 EXCLUDED AREAS: , PATIO: 76 sq. ft, 7 m<sup>2</sup>



Guide price £650,000



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, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 13.06.2023





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*follow Fine & Country Leamington Spa on*



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