

OFFERS OVER
£300,000
Whitethorn Drive
Leamington Spa, CV32 7UT

PROPERTY SUMMARY

A Light-Filled Neo-Georgian Home with Flexible Potential – Whitethorn Drive, Chestnut Gardens, Leamington Spa

Nestled in a discreet and desirable setting in North East Leamington Spa, this handsome neo-Georgian semi-detached home on Whitethorn Drive is part of the exclusive Chestnut Gardens development – a peaceful, low-density community arranged around a charming central green. With its classic architectural lines, generous proportions, and scope to grow, this property offers a rare blend of style, comfort, and future potential.

Having recently undergone a thoughtful internal refresh by its conscientious owner, the house is presented in move-in-ready condition and is available with the added convenience of no onward chain.

Inside, the accommodation is filled with natural light thanks to large sash-style windows, which complement the home's traditional symmetry and generous room sizes. The interior feels both bright and calm, with well-balanced living spaces perfect for both

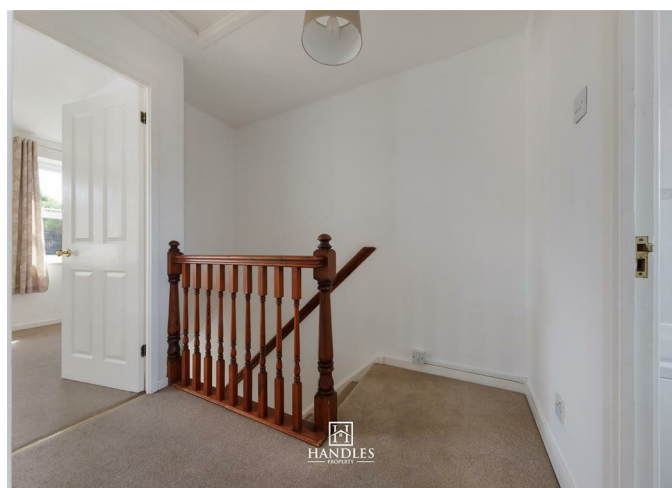
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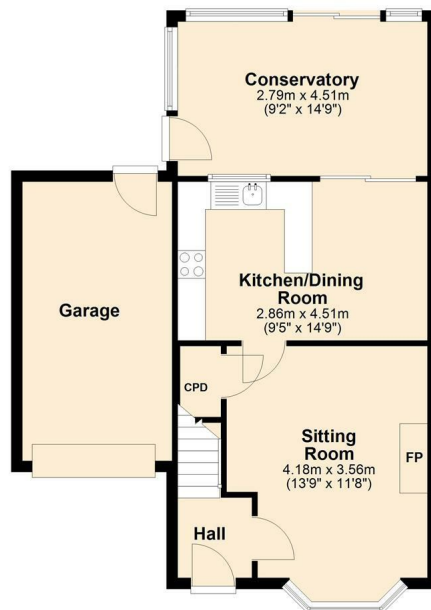






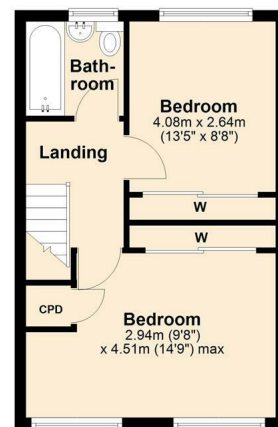
Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)

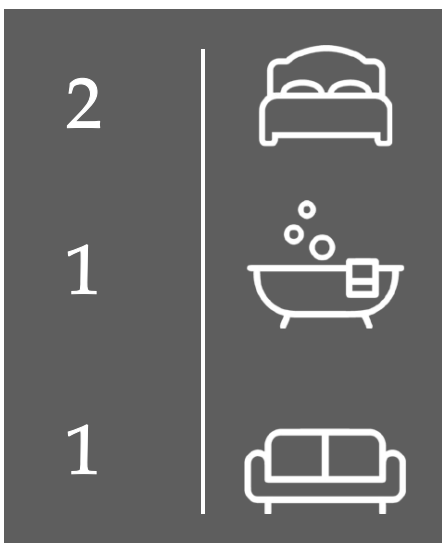


First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 77.2 sq. metres (831.2 sq. feet)



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

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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