



PER CALENDAR MONTH  
**£3,950 Per Calendar  
Month**

Leamington Spa, CV31 1WL

## PROPERTY SUMMARY

Exceptional Executive Residence – Setting the Benchmark for Luxury Rentals

An outstanding, fully furnished detached executive home offering an uncompromising standard of finish throughout. Designed for modern professional living, this exceptional 5 bedroom property combines elegant interiors with high-specification features and beautifully landscaped outdoor space.

The ground floor is thoughtfully arranged and includes a dedicated home office, a stylish main reception room with inset gas fire, and an impressive extended open-plan kitchen/reception area. This stunning space is enhanced by a contemporary media wall with integrated fire, creating the perfect environment for both entertaining and everyday living. The bespoke fitted kitchen is equipped with premium Bosch appliances and is complemented by a separate utility room for added practicality.

5



4



3







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>94</b>	<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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