



PER MONTH
£2,895 Per Month
Union Road
Leamington Spa, CV32 5LT

PROPERTY SUMMARY

An exceptional four-bedroom detached residence, beautifully positioned on a generous corner plot within the highly sought-after Milverton area. This impressive family home offers a rare combination of space, privacy and refined living, all within easy reach of excellent local schools, amenities, the town centre and picturesque nearby parks.

Set behind attractive mature gardens, the property immediately impresses with its commanding presence, ample off-road parking and a double garage with power. The landscaped front and rear gardens provide a tranquil setting, enhanced by established trees, well-stocked borders, a charming summer house and a delightful patio area – perfect for outdoor entertaining.

Internally, the home has been thoughtfully arranged to offer both elegance and practicality. A welcoming and spacious hallway with solid oak flooring sets the tone for the rest of the property. The generous dining room features patio doors opening onto the rear

4



2



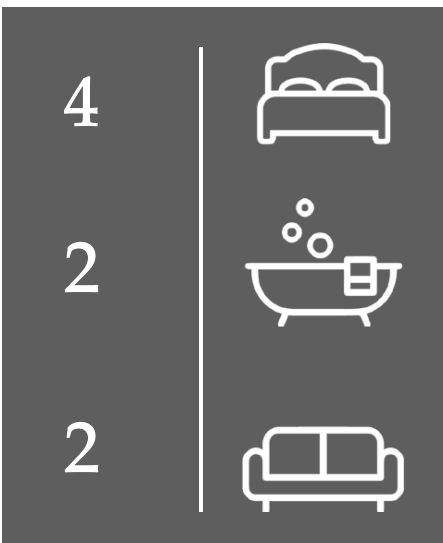
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Total area: approx. 150.4 sq. metres (1619.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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