



STANFORDS

Leamington Villas, Longhurst Road

In Excess of £900,000

This beautifully arranged home is set across three well-proportioned floors, offering a perfect blend of space, practicality, and contemporary open-plan living.

The ground floor welcomes you with a generous entrance hallway, leading into a bright and inviting reception room enhanced by a charming bay window. This space flows seamlessly into a substantial dining room, ideal for both family living and entertaining, which in turn opens into a well-sized kitchen—creating a wonderful sense of openness and connectivity throughout.

On the first floor, you will find three well-appointed bedrooms. Bedrooms two and three benefit from fitted wardrobe storage, while bedroom four, though slightly smaller, remains a comfortable and versatile space—perfect as a guest room, nursery, or home office. A family bathroom serves this level, alongside a convenient utility cupboard with plumbing for a washing machine.

The second floor is dedicated to an impressive principal suite. This spacious bedroom enjoys excellent natural light from windows and a skylight, while also offering ample eaves storage and additional fitted cupboards. A separate dressing room provides extensive fitted wardrobes and drawer units, creating a luxurious and highly functional space. Completing this floor is a stylish en-suite bathroom, featuring a bathtub and skylight, adding a bright and airy finish.

The property also benefits from direct access to the garden via the kitchen, where a side area provides the perfect spot for a table and chairs—ideal for outdoor dining or morning coffee—leading down to a generous lawn, well suited for relaxation and family use.

Ideally located within the catchment area for the Ofsted-rated Outstanding Brindishe Manor School, just 0.2 miles from Hither Green Station, and within easy reach of Mountsfield Park, along with a variety of shops and cafés.

Owners have had architectural drawings made up for a possible extensions. Can be provided.

**Council Tax band: C**

**Tenure: Freehold**

- **Four Bedrooms**
- **Three floors**
- **Open Plan Reception/ Dining Room/ Kitchen**
- **Separate Dressing Room On Second Floor**
- **Total Area - 1324sqft**









## GROUND FLOOR

### Reception Room

13' 1" x 10' 4" (3.99m x 3.15m)

Pendant light, bay window with fitted shutters, fitted shelving and storage, alcove space, wood floor.

### Dining Room

16' 10" x 10' 10" (5.12m x 3.29m)

Pendant light, windows, wood floor.

### Kitchen

16' 1" x 8' 3" (4.89m x 2.52m)

Adjustable spotlights, matching base and wall units, integrated dishwasher, Neff grill, oven and hob, splashback tile, sink basin with mixer tap, door opening to garden, wood floor.

## FIRST FLOOR

### Bedroom 4

11' 11" x 6' 1" (3.63m x 1.86m)

Ceiling light, window with fitted shutter, radiator, carpet.

### Bedroom 3

10' 10" x 10' 5" (3.29m x 3.18m)

Pendant light, window with fitted shutters, fitted wardrobe storage, carpet.

### Bedroom 2

11' 10" x 10' 4" (3.60m x 3.16m)

Pendant light, window with fitted shutters, radiator, fitted wardrobe storage, carpet.

### Bathroom

8' 2" x 7' 8" (2.49m x 2.33m)

Ceiling light, window, utility cupboard with washing machine plumbing, splashback tile, sink basin with mixer tap, bath tub with wall-mounted shower head, toilet, tiled floor.

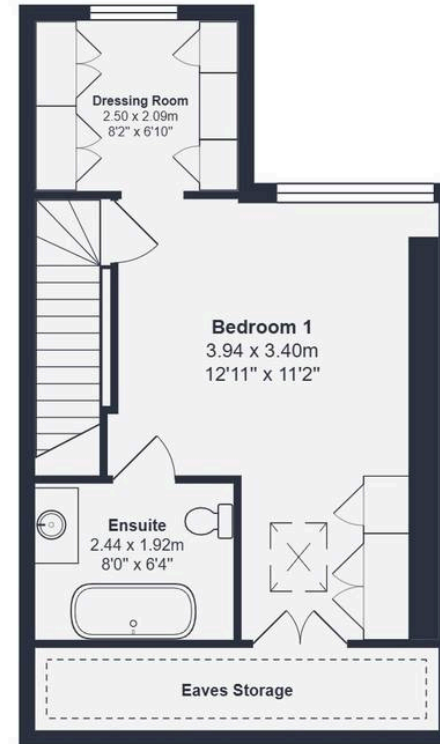




**Ground Floor**



**First Floor**



**Second Floor**

Total Area: 123.3 m<sup>2</sup> ... 1327 ft<sup>2</sup> (excluding eaves storage)

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.



## SECOND FLOOR

### Bedroom 1

12' 11" x 11' 2" (3.94m x 3.40m)

Pendant and spotlighting, windows, skylight window, wall-mounted radiator, eaves storage, fitted storage cupboards, carpet.

### Ensuite

8' 0" x 6' 4" (2.44m x 1.92m)

Spotlights, skylight window, free-standing bathtub with mixer tap and showerhead, storage unit with sink bowl and mixer tap, toilet, tiled floor.

### Dressing Room

8' 2" x 6' 10" (2.50m x 2.09m)

Spotlighting, window, fitted wardrobes and draws, carpet.



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