



MYTON CRESCENT, WARWICKSHIRE, CV34
£850,000 FREEHOLD

Winkworth



Winkworth Leamington Spa are pleased to offer this substantial three-bedroom detached family home, occupying a generous plot on Myton Crescent and offered for sale with no onward chain. Having been home to the same owner for approximately 60 years, the property presents an exciting opportunity to renovate and personalise a long-established home, with spacious accommodation, a large mature garden and considerable potential for its next chapter.

Extended in the 1960s, the house provides three adjoining reception rooms, a kitchen/breakfast room, a separate utility room and a ground-floor cloakroom, together with three first-floor bedrooms, a bathroom and a separate shower room. The plot extends to approximately 0.34 acres, with a broad frontage, driveway parking and a garage.

The front door opens into a welcoming entrance hall, where the staircase rises to the first floor and an archway leads through to the inner hall. A ground-floor cloakroom provides a WC and wash hand basin.

Positioned at the rear of the house, the living room is a generously proportioned reception space with a wide bay window overlooking the garden. Its connection to the central sitting room creates a sociable arrangement, allowing the reception spaces to work together while retaining their individual uses.

The sitting room enjoys a direct outlook over the rear garden, with a glazed door opening outside. Sliding glazed doors connect this room to the adjoining reception spaces, creating a flexible layout for everyday family life and entertaining. To the other side, the dining room provides an especially generous setting for a large dining table, with windows to the rear and side bringing in natural light.

The kitchen/breakfast room is fitted with a range of cabinets and work surfaces, with a sink beneath the front-facing window and space for a breakfast table. Its proportions offer an excellent starting point for a redesigned kitchen, while the adjoining utility room provides useful additional working space, storage and access outside.

Upstairs, the principal bedroom is a spacious double room with windows to two aspects and an extensive run of fitted wardrobes. Two further bedrooms provide flexibility for family, guests or home working. A bathroom fitted with a bath, wash hand basin and WC is complemented by a separate shower room with a shower and wash hand basin.

The rear garden is a particular feature of the property. A substantial lawn stretches away from the house, framed by established hedging, trees and planted borders, creating a mature setting that has developed over many years. Paved areas adjoining the house provide space for seating, while the depth of the garden offers ample room for family use, gardening and outdoor entertaining.

To the front, the house is set behind a lawned garden with established planting. A broad driveway provides off-road parking and leads to the garage, which measures approximately 7.60 metres in length and offers useful additional storage or workshop space.







Ground Floor

1st Floor

Total: 2005 sq. Ft, 186 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Leamington Spa | 01926 956560 | leamingtonspa@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth