



Charlecote Gardens, Sydenham, CV31  
Offers Over £300,000

**Winkworth**

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## About the Property

Winkworth Leamington Spa are pleased to present to the market Charlecote Gardens, a well-proportioned and thoughtfully arranged three-bedroom family home, offering recently updated interiors, off-street parking and excellent scope for future extension.

The property has been well maintained during its recent period of tenancy and has since benefited from the installation of a modern kitchen and bathroom. Combined with a re-landscaped, level rear garden and valuable side space, this is a home that offers both immediate comfort and clear long-term potential.

### Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Dec 25)

Mobile Coverage: Good Outdoor/Variable Coverage (Checked on Ofcom Dec 25)

Heating: Gas Central Heating

Listed: No







## The Finer Details

The property is approached via a driveway to the front providing off-street parking for one vehicle, with gated side access leading through to the rear garden.

Upon entering, a welcoming entrance hall provides access to the principal living accommodation and staircase rising to the first floor.

To the front of the house sits a well-proportioned sitting room, enjoying excellent natural light through a large window and offering ample space for seating and useful under stairs storage. A central gas fireplace provides a focal point, creating a comfortable and versatile living space.

To the rear, the separate kitchen/dining room forms the heart of the home. Recently refitted, the kitchen features a modern range of grey gloss wall and base units, contrasting work surfaces and integrated appliances, including oven, hob and extractor. The dining area comfortably accommodates a table and chairs and benefits from glazed doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor space.

The first-floor landing provides access to all three bedrooms and the family bathroom.

The principal bedroom is a generous double room positioned to the rear of the property, enjoying a pleasant outlook over the garden.

Bedroom two is a further well-proportioned double room, while the third bedroom is ideal as a child's room, nursery or home office.

The family bathroom has been recently updated and is fitted with a modern white suite comprising a bath, separate shower, WC and wash hand basin, finished in a clean and contemporary style.

To the rear, the garden has been extensively re-landscaped to create a flat, practical and highly usable outdoor space. The level lawn is framed by raised flowerbeds bordered with railway sleepers, offering structure and interest while remaining low maintenance—ideal for families, entertaining or everyday use.

Of particular note is the substantial side area, which offers excellent scope for further off-street parking or a ground floor extension, subject to the necessary planning permissions.

























## About the Area

Charlecote Gardens is a well-established residential address within the popular Leamington Spa borough of Sydenham, offering an excellent balance of convenience, green space and everyday amenities. The property is ideally positioned for access to the town centre (1.1 miles), providing a wide range of shops, cafés, restaurants and leisure facilities.

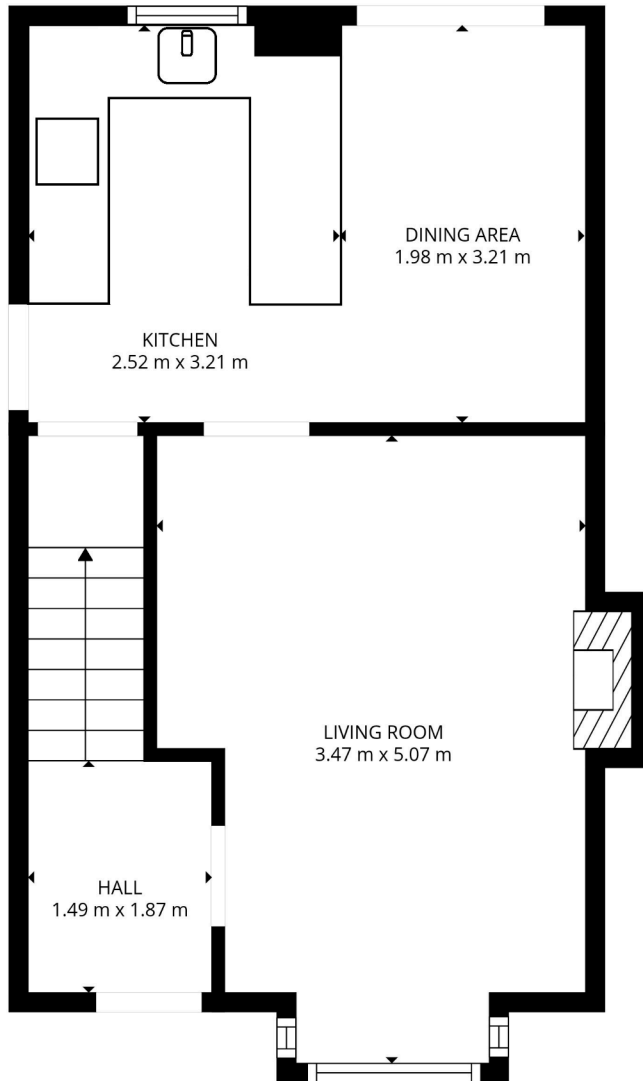
For day-to-day needs, ASDA supermarket is within close proximity (650 metres), while the Shires Retail Park (approximately 2.1 miles) offers a variety of national retailers, food outlets and ample parking. A local doctors' surgery is also conveniently nearby. Outdoor recreation is particularly well catered for, with the expansive open spaces and walking routes of Newbold Comyn just 1.2 miles away.

The area is well served by a selection of respected state schools, including Sydenham Primary School and Champion School, both within easy reach. In addition, a number of well-regarded independent schools are accessible across Leamington Spa and neighbouring Warwick.

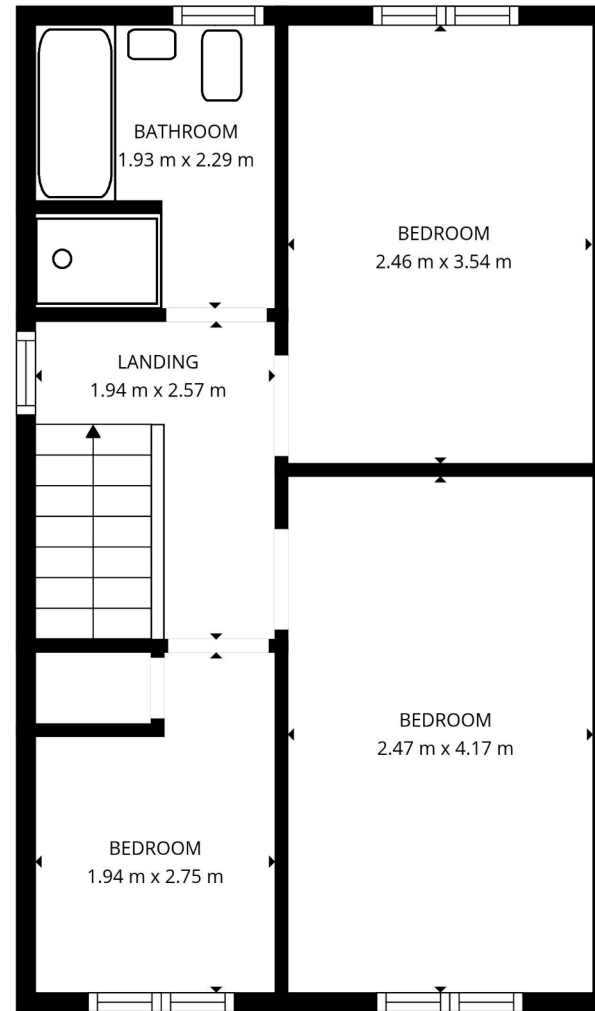
Transport links are excellent, with Leamington Spa railway station approximately 1.9 miles away, providing direct services to London Marylebone and Birmingham. Road links are equally convenient, with swift access to the M40, making Charlecote Gardens a practical and appealing location for a wide range of buyers.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground floor



1st floor

**TOTAL: 71 m2**

Ground floor: 36 m2, 1st floor: 35 m2

EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 8 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





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