



53 Golf Lane
Whitnash | Leamington Spa | CV31 2QB

STEP INSIDE

53 Golf Lane

Introduction Summary

This beautifully presented 5-bedroom family home in the highly desirable Whitnash area, has been refurbished to a high standard and offers flexible living accommodation to meet the needs of a modern family with access to excellent schooling.

Ground Floor

An internal porch leads into a light and spacious entrance hallway giving access on the left to a generously sized sitting room, which is flooded with light from a bay window to the front and sliding patio doors to the rear. Featuring wooden flooring and a log burning stove this room is beautifully presented and large enough to be used as an open plan living and dining room. To the rear of the entrance hall through double glazed doors is the formal dining room which is currently used as a music room. This room is flooded with light from dual aspect windows, features wooden flooring and provides a flexible space to suit many needs.

The stunning Schmidt kitchen to the right of the entrance hall features a large central island with wooden block countertop, induction hob and breakfast bar seating, perfect for entertaining whilst cooking. A wall of units and pan drawers in the central island provide ample storage and are well stocked with all the integrated appliances that you would expect from a modern family home. This light and spacious room has ample space for additional seating and features bifold doors leading out to the rear garden.

The ground floor also benefits from a w/c off the hallway and a large internal garage which is accessed from the kitchen and could, subject to planning, be converted into further living space if desired.

First Floor

Stairs from the hallway give access to four double bedrooms, two bathrooms and a single bedroom currently used as a study on the first floor.

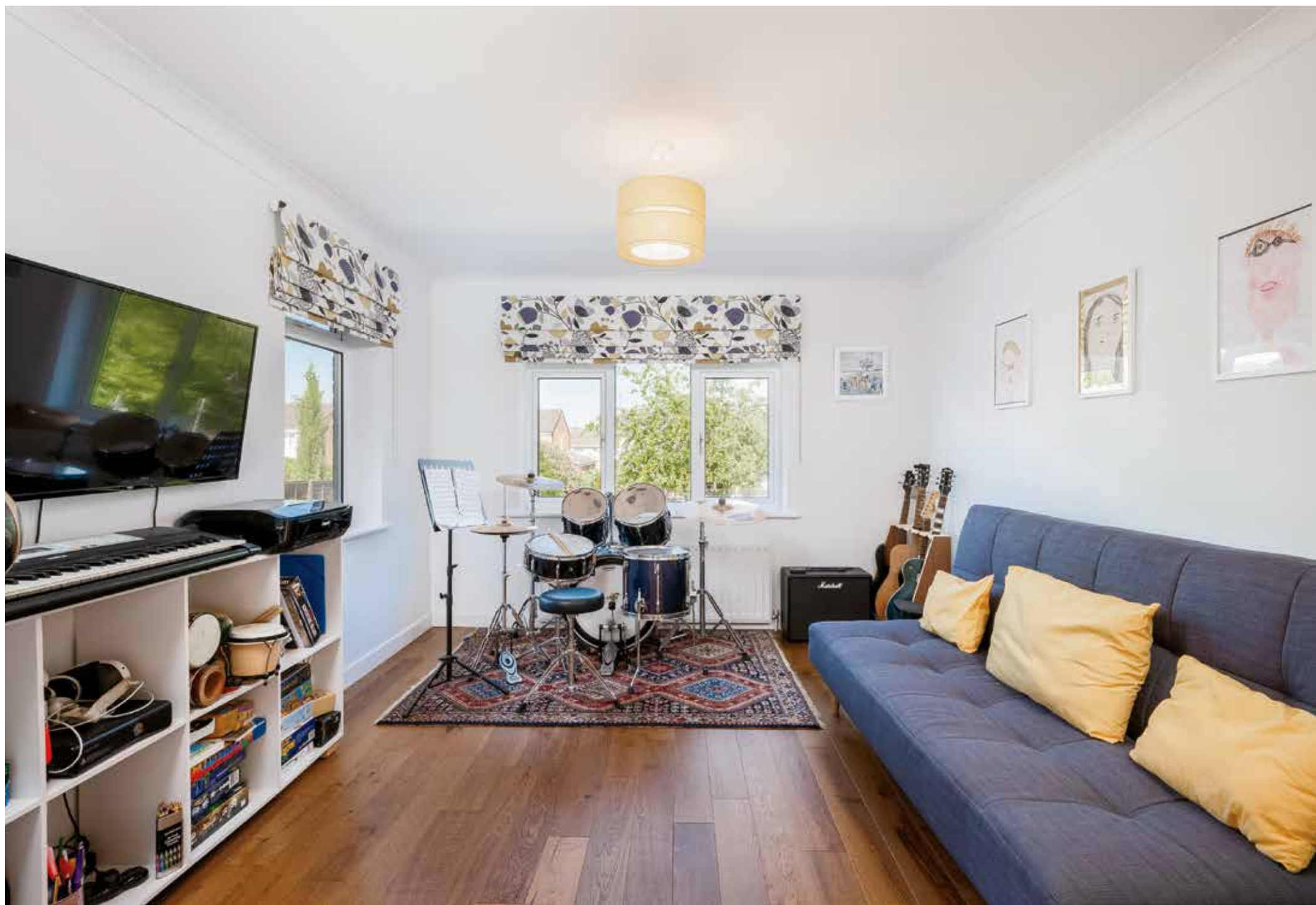
The principal bedroom suite consists of a generous sized double bedroom with large sliding doors leading out onto a balcony overlooking the rear garden, a large fully tiled ensuite bathroom with walk-in shower and separate bath and a single room which is currently used as an office but could be used as a dressing room, nursery or separate single bedroom.

The second bedroom at the front of the property is again a generous sized double and features a large bay window which floods the room with light.

Bedrooms three and four are both good sized double rooms with windows overlooking the rear garden and the family bathroom is again fully tiled and features a large walk-in shower.













Outside

The property is set back from the road with a large block paved driveway providing ample parking for several vehicles and has the scope to add a gated entrance with detached garage or carport (STPP), similar to neighbouring properties if desired.

Accessed from both the kitchen and the sitting room is a beautifully landscaped rear garden featuring numerous seating areas including a raised terrace with glass balustrade, tiled patio and a further raised decking area at the rear of the garden. This generous sized rear garden has something for everyone with mature trees, flower beds, mature plum and apple trees and lawned area as well as a children's play area and lots of areas to entertain or relax.

The generous plot provides scope for extension and/or the addition of a substantial garden room for a gym or home office if desired (STPP).





LOCATION

Golf Lane hosts the Leamington and County Golf Club and leads directly to a public footpath with beautiful countryside walks/cycling paths that link to Radford Semele and the lovely public houses located there.

Whitnash, once a village, is a small-town neighbouring Leamington Spa and a short drive from Warwick. Located south of Leamington this vibrant town is renowned for its great community spirit attracting many people from nearby villages and towns and superb junior and middle schools, which in turn provide catchment and easy access to excellent state, grammar and private secondary schools in Warwick and Leamington Spa.

Whitnash is well stocked with four public houses, a welcoming sports & social club incorporating tennis courts, bowling green, rugby and football pitches. The town provides three parks with up to date playing equipment and open spaces for all the family to enjoy. There are several shops and services including several hair salons, three well-stocked convenience stores, butchers, post office, chemist and various others.

The nearest major town is Royal Leamington Spa renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth century planning can still be found in and around the town which is known as the Bath of the Midlands. The Famous Parade runs through the middle of Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. The town is split by the River Leam which runs east to west through the town. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.

For those wishing to commute, Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only ½ an hour away.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area; we advise you to check with your provider

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: E | EPC - D

Local Authority: Warwick District Council

Listed Building Status - None

Property Type - Detached House

Construction Type - Standard Brick

Directions

Postcode: CV31 2QB / what3words: ///shared.shots.skills

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103



Website

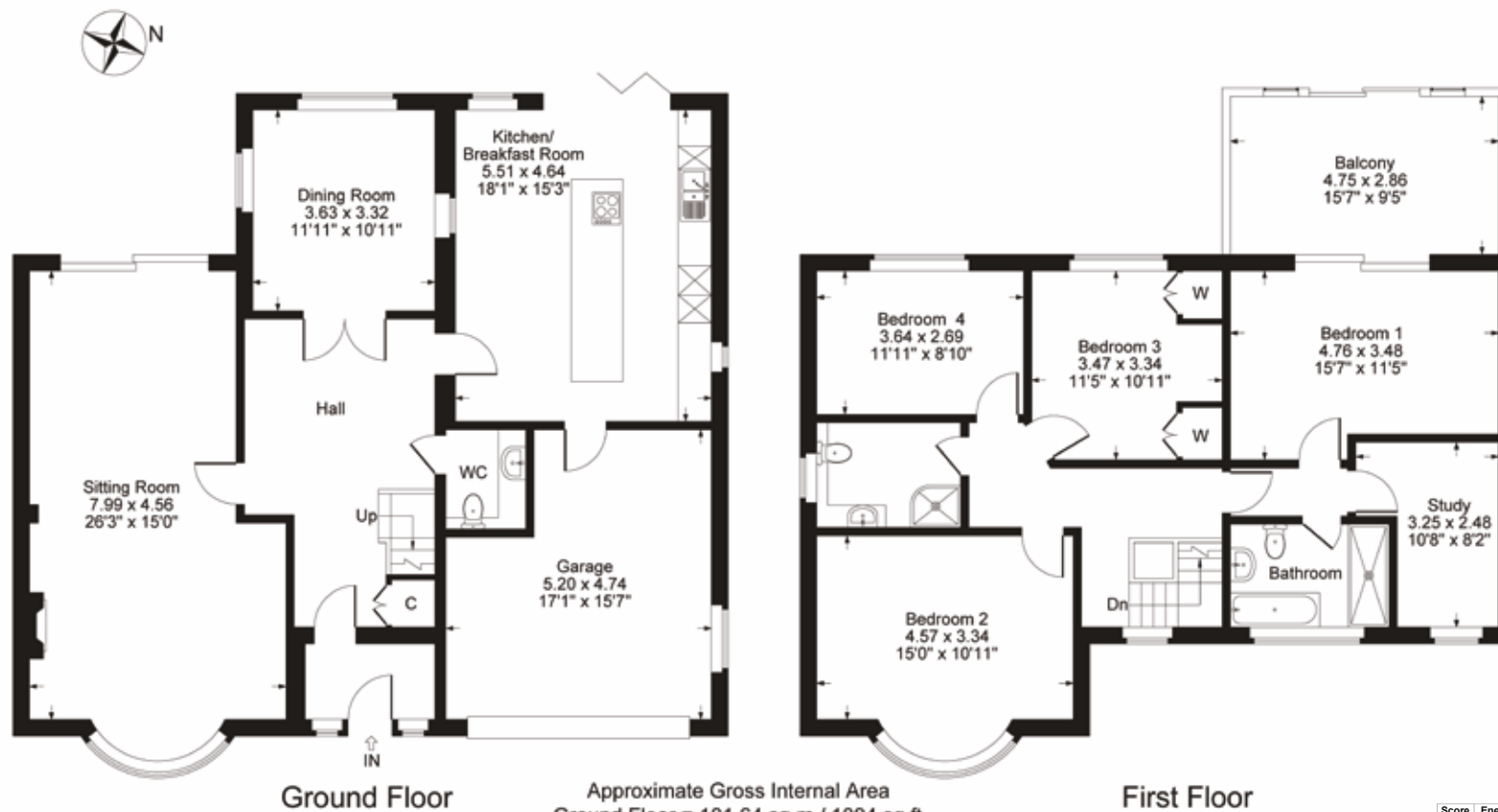
For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Approximate Gross Internal Area
 Ground Floor = 101.64 sq m / 1094 sq ft
 First Floor = 88.40 sq m / 952 sq ft
 Garage = 22.04 sq m / 237 sq ft
 Total Area = 212.08 sq m / 2283 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 02.07.2025





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