

**Property reference number: - 2107-1551 (ROYAL LEAMINGTON SPA)**  
**Home to a family with 2 older teenagers, initially looking to house swap**  
**in the school holidays, possibly with another family.**

**KEY INFORMATION...**

Bedrooms available:-	3 double bedrooms, 1 single bedroom and 2 double sofa-beds downstairs. (Max:- 7/9 people)
Children welcome?-	Yes all ages are welcome
Pets that live here:-	They have a dog which they would like to take with them when they house-swap, but can go into kennels if this is not possible.
re-dogs	They are happy to have a dog staying in their home



This late 1960's detached home is situated in a quiet cul-de-sac of 12 houses, within a small housing estate on the NE edge of Leamington. They are 5 mins walk from fields, which provide country walks, including a 40 minute circular walk meandering through Old Milverton church yard. Leamington town centre is 25 minutes walk or 5 mins drive. This is a thriving town with cafés, restaurants and beautiful parks to enjoy. Leamington developed as a place to visit in the nineteenth century due to the discovery of natural springs. The Pump Rooms, previously where you could receive spa treatments, is now

home to a fascinating museum/art gallery, showing how the Pump Rooms were originally used. There is so much to do and see in this area, see below and the websites. It offers much to holiday-makers of all ages!

This spacious home has open plan kitchen/dining, with the dining looking out onto the south west facing garden. The living room, north east facing, has a large surround sound TV, DVD player, with Netflix & a double sofa bed. The study/snug has a double sofa bed. The washing machine is in the large utility room & tumble dryer, (rarely used as there are 2 long airers on pulleys). The master bedroom has an ensuite shower room. The bathroom has a shower over the bath, and there is a downstairs cloakroom with toilet. There is off-road parking. The nearest shops & selection of eating places are within 15 minutes walk.



The medium sized, south west facing garden has wooden decking and patio areas. There is a large table which seats 8 and other chairs too. The garden has a central lawn with flowers, fruit and shrubs in borders around the edge. There is an apple tree (cookers) and a Victoria plum tree, along with a sour cherry and a damson; also raspberries and red currants in season and a bed of various herbs. House-swappers are invited to do some watering if staying during a dry spell, and can be rewarded by fruit that is ready to pick! There is an outside tap and outside electrical

socket, along with a garden shed, containing garden tools, outdoor toys, and all-age games, eg Garden Jenga, Croquet & Boules. Children will be pleased to discover the tree-house, accessed via a rope ladder or climbing wall.

St Paul's Church, Leamington Spa is a lively church attended by people of all ages; approx 400 people on Sunday morning and 150 evening (pre-Covid) There is a thriving children's, youth and student ministry, as well as a large number of 20's-30's, in fact every age. There are 3 services on a Sunday, 8am, 10:30am & 6:30pm, with groups for children during school term times at the 10:30am service from 0-14 years old; during school holidays the 10:30am service is All Age. A Midweek Service is attended by an older demographic [www.stpl.org.uk](http://www.stpl.org.uk)

Sport and Leisure	Frisbee golf; Swimming; Golf; Tennis; Squash; Real Tennis; Trampolining; Running (ParkRun); Go Karting etc at Adventure Sports, Warwick; Kayaking/Pedalo's at Leam Boat Centre; Climbing wall at local leisure centre; Awesome climbing wall at Warwick University Sports Centre.
children's play area	Just 3 minute walk
Local places of interest	The towns of Leamington, Warwick and Stratford upon Avon; and the city of Coventry – currently city of culture. Newbold Comyn; Warwick Castle, Kenilworth Castle (English Heritage), Boating on the River Leam, Royal Shakespeare Company (RSC); National Trust Properties; Shakespeare's houses; Lord Leycester Hospital, Warwick; Chesterton Windmill; Butterfly Farm; Hatton Country World; Ryton Pools Country Park; Draycote Water; Burton Dassett Hills; Compton Verney Art Gallery and Country Park; Oakley Wood; Guide Dogs National Breeding Centre Tours.

<https://www.royal-leamington-spa.co.uk/>

<http://letsgowiththechildren.co.uk/places-to-go/leamington-spa/>





