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Myton Crofts, Leamington Spa

Leamington Spa

Offers Over **£1,250,000**

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Myton Crofts

Leamington Spa, Leamington Spa

Refined Luxury, Right in the Heart of Leamington's Most Sought-After Setting

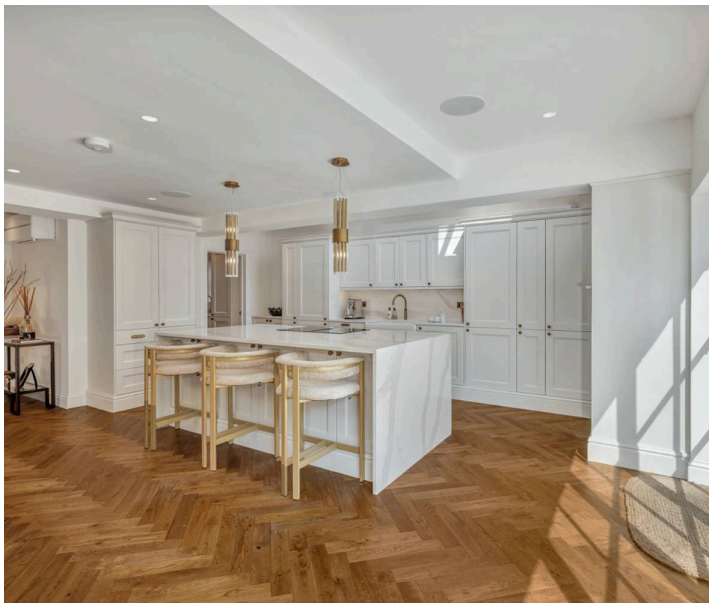
Tucked away on one of Leamington Spa's most prestigious streets, just off the desirable Myton Road, this exceptional family home offers more than just a beautiful address. Painstakingly refurbished to the highest of standards, every inch of this property has been considered, curated, and crafted to deliver refined, luxurious living across every level.

From the moment you approach, the home presents with quiet elegance and sophistication. Crittal-style windows and a substantial oak front door sets the tone, opening into a beautifully executed entrance hall, where engineered oak herringbone flooring runs seamlessly throughout the entire ground floor.

Council Tax band: E

Tenure: Freehold

- 5 bedrooms + 1 in annexe
- Prime Myton location
- Over 3,000 sq. ft. total space
- Outstanding 750+ sq. ft annexe
- Fully refurbished to perfection
- Stunning open-plan living space
- Walk-in steam room in ensuite
- Walk to top schools & town
- Full suite of Miele appliances
- Quartz waterfall island with seating





A Kitchen to Fall in Love With

At the heart of the home lies a spectacular open-plan kitchen, dining and living space measuring an impressive 30.5ft by 28.10ft—a masterclass in comfort and style.

The timeless porcelain shaker kitchen with beaded detailing is paired with brushed brass hardware, a Quooker hot and filtered water tap, and a classic double Belfast sink. Integrated Miele appliances include an oven, microwave, warming drawer, full-height fridge with matching freezer, and dishwasher, all discreetly built-in for a clean, elegant finish. The centrepiece is a quartz-wrapped waterfall island with extensive storage, bar seating, and a Miele downdraft hob with integrated extraction.

Beyond the kitchen, the matching cabinetry continues into a beautifully practical utility room with a further Belfast sink and space for both a washing machine and a tumble dryer. From here, a dedicated server room houses the control systems for the home's heating, lighting, CCTV, and alarm—an ideal hub for the property's smart features.



Living Spaces Made for All Seasons

Bifold doors open from the kitchen/diner/living room to the front reception room, allowing the space to function as one expansive entertaining area or a cosy living room, depending on your mood or the occasion.

A Showpiece in Every Room

Even the smallest spaces impress. The downstairs WC is a jewel-like space, featuring a Capri Panda marble basin, brushed gold hardware and signature Lusso Stone finishes —a name you'll find in every bathroom across the home.



An Entire Floor Devoted to the Principal Suite

Occupying the second floor, the principal suite is a truly indulgent private retreat. Measuring 16ft by 13.8ft, it includes two dormer windows overlooking the garden and extensive built-in wardrobe space.

The en-suite is nothing short of luxurious: a large enclosed steam and shower room with built-in seating, twin floating stone resin sinks, and a beautiful freestanding bath all combine to create a space designed for rest, restoration and everyday indulgence.



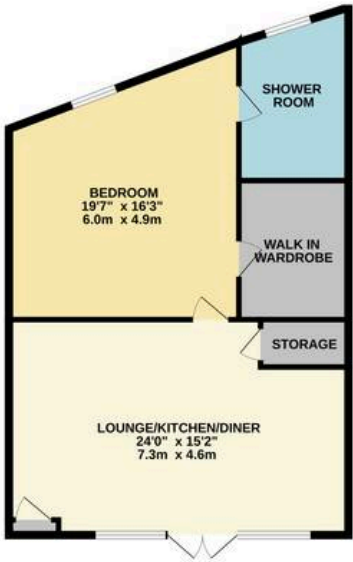
The Annexe – An Entire Home of Its Own
Positioned at the end of the garden, a self-contained annexe offers nearly 800 sq. ft. of beautifully finished living space. Ideal for multi-generational living, visiting guests, older children or as a luxurious office, studio or gym.

Inside, you'll find a high-spec kitchen complete with boiling hot tap, dishwasher, fridge freezer, oven and hob. An LED-lit media wall adds a touch of luxury to the living area, while a spacious and bespoke fitted walk-in wardrobe and sleek en-suite shower with underfloor heating, smart tiled flooring and elegant gold hardware mirror the main home's exceptional finish. A dedicated laundry cupboard houses its own washer and dryer, ensuring complete independence from the main house.

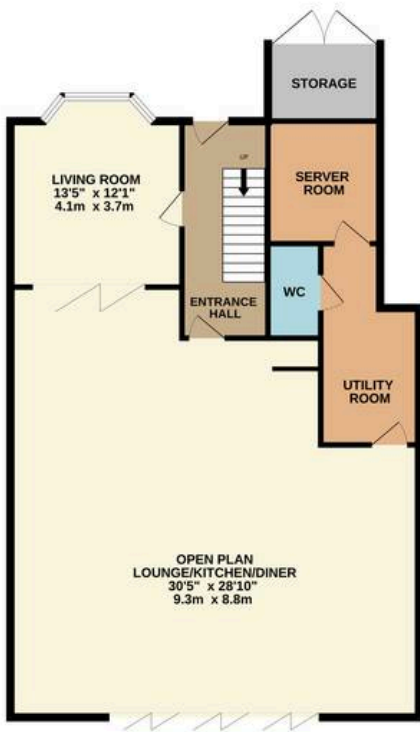
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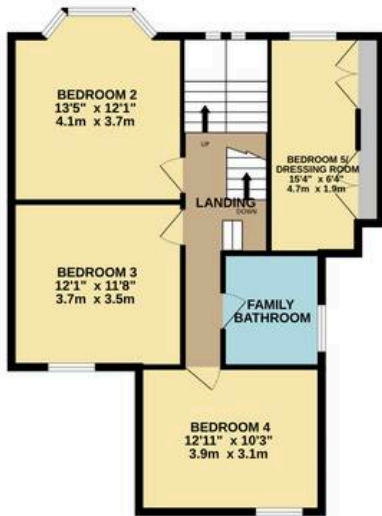
ANNEX
794 sq.ft. (73.7 sq.m.) approx.



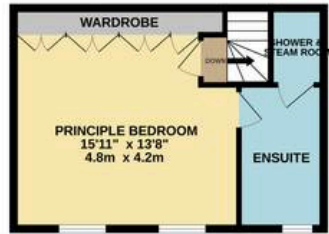
GROUND FLOOR
1230 sq.ft. (114.2 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



PRINCIPLE BEDROOM
AND ENSUITE
341 sq.ft. (31.7 sq.m.) approx.

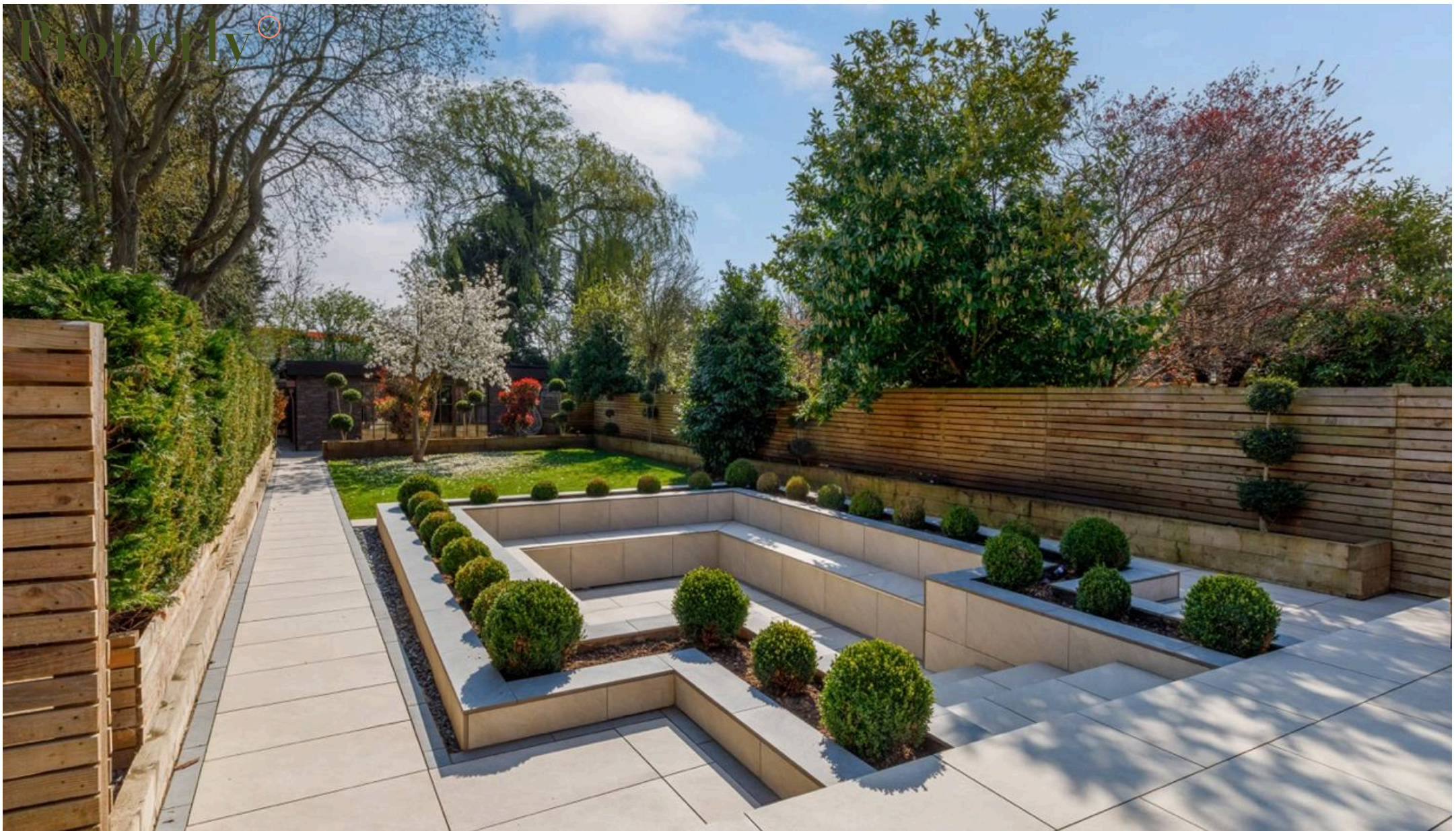


TOTAL FLOOR AREA : 3079 sq.ft. (286.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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