



11 Vicarage Road

Leamington Spa **CV32 7RH**

Guide Price £995,000

11 Vicarage Road

Situated in this unique and characterful north Leamington location, this is an imposing and substantial Edwardian semi-detached villa offering generous six bedroomed accommodation arranged over three storeys. With an outlook from the front that extends to Lillington Church, the house occupies a large mature plot with a delightful rear garden. Internally, the gas centrally heated accommodation provides rooms of characterful and generous proportions including three reception rooms, six bedrooms and two bathrooms, arranged over the upper two storeys. It is rare that properties come to the market in Vicarage Road and, consequently, this is an excellent opportunity to purchase a home of character and substance in a beautiful setting.

LOCATION

Vicarage Road runs between Cubbington Road and Church Lane within a delightful north Leamington enclave. Lying just over one mile north of central Leamington Spa all amenities within the town centre are within walking distance, including Leamington's wide array of independent retailers, artisan coffee shops, bars, restaurants and parks. There are excellent local road links available with Leamington Spa station providing regular commuter rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

Glazed double doors opening into:-

ENCLOSED PORCH ENTRANCE

With period inner entrance door to:-

SPACIOUS 'L' SHAPE RECEPTION HALLWAY

With staircase off ascending to the first floor, two central heating radiators, coving to ceiling and doors radiating to:-

DRAWING ROOM

5.49m x 5.18m (18'37" x 17'15")
- into secondary glazed bay window. With open fire set into a period cast iron and tiled surround with feature oak fireplace, central heating radiators and coving to ceiling.

DINING ROOM

4.27m x 5.05m (14'98" x 16'07")
- into bay window. Double glazed French style doors give external access to the rear garden, coal effect living flame gas fire set into a tiled surround with oak fireplace, central heating radiator, coving to ceiling and door to:-

BREAKFAST ROOM

3.96m x 3.35m (13'95" x 11'89")
Recessed fireplace with tiled hearth, mantle over and coal effect gas stove, fitted cupboards to match those in the kitchen, replacement double glazed sash window to rear, central heating radiator and walk-in shelved pantry.

KITCHEN

2.74m x 2.74m (9'85" x 9'20")
Equipped with a range of panelled style units comprising coordinating base cupboards, drawers and wall cabinets, roll edged wood grain effect worktops with tiled splashbacks, inset stainless steel sink unit, fitted four burner gas hob with filter hood over and fitted electric oven below, integrated microwave oven having cupboards above and below, integrated fridge and dishwasher, double glazed window, oak laminate flooring extending through from the breakfast room and door to:-

UTILITY ROOM

3.35m max x 2.74m max (11'26" max x 9'18" max)
- forming an 'L' shape. Being fitted with solid wood units comprising base cupboards, drawers and coordinating wall cabinets, granite effect worktops, inset white enamel sink unit, plumbing for washing machine, three double glazed windows, ceramic tiled floor, central heating radiator, door giving external access to the side of the property and door to:-

CLOAKROOM/WC

Being half ceramic tiled with two piece white suite comprising low level WC and pedestal wash hand basin, central heating radiator, double glazed window and ceramic tiled floor.

CELLAR

Being accessed from the reception hallway and comprising three chambers with electric light and power and also housing the gas, electric and water meters.

ON THE FIRST FLOOR

LANDING

With staircase off ascending to the second floor, together with original doors radiating to:-

MASTER BEDROOM (FRONT)

4.27m x 4.27m (14'41" x 14'40")
- to rear of fitted wardrobes. Two large fitted wardrobes and overhead cupboards to either side

of the chimney breast, period cast iron fireplace with white surround and tiled hearth, window to front elevation, central heating radiator and coving to ceiling.

BEDROOM TWO (FRONT)

4.27m x 3.66m (14'35" x 12'46")
Airing cupboard housing the Worcester gas fired boiler, fitted cupboard, central heating radiator and coving to ceiling.

BEDROOM THREE (REAR)

4.27m x 3.35m max (14'0" x 11'95" max)
- to rear of chimney breast. Cast iron fireplace with tiled insert and white surround, replacement double glazed sash window, fitted wardrobe, central heating radiator and wash hand basin.

BEDROOM FOUR (REAR)

4.27m x 3.35m (14'97" x 11'52")
- plus recessed cast iron fireplace with tiled inserts and white surround, replacement double glazed window and central heating radiator.

FAMILY BATHROOM

Tiled walls and white fittings comprising low level WC, inset wash hand basin with integrated cupboards below, fitted bath with mixer tap, walk-in shower enclosure with fitted shower unit, chrome towel warmer/radiator and replacement obscure double glazed windows.

ON THE SECOND FLOOR

LANDING

With doors giving access to:-

BEDROOM FIVE (FRONT)

6.10m max x 2.44m (20'88" max x 8'89")
- plus recessed window. Fitted wardrobe with overhead storage, double glazed roof light, replacement double glazed window and central heating radiator. Access to eaves storage.

BEDROOM SIX (REAR)

Which is divided into two useful rooms.
Room One 3.05m x 2.44m (10'99" x 8'52")
Room Two 2.44m x 2.44m (8'50" x 8'32")

Features

Imposing Edwardian Semi-Detached Residence

Beautifully Located

Three Reception Rooms

Kitchen and Utility

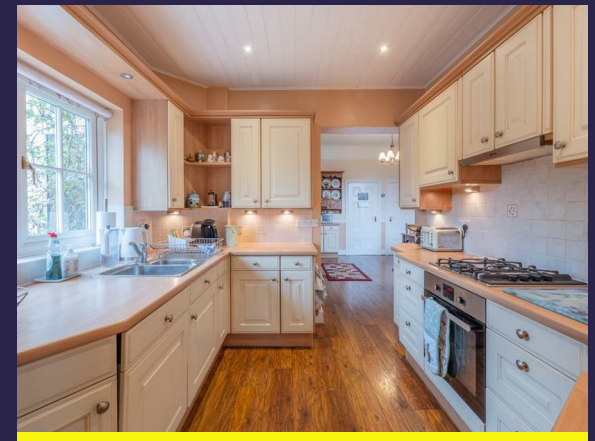
Six Bedrooms

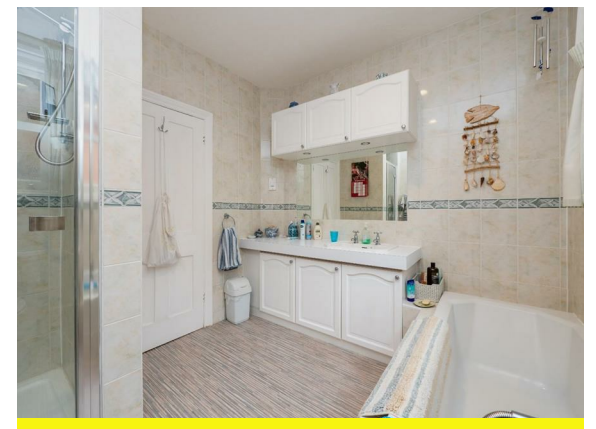
Two Bathrooms

Lovely Gardens

Garage to Rear

Easy Access to Town Centre





Floorplan



General Information

Tenure
Freehold

Fixtures & Fittings

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com