



# Old Milverton Cottage, 3 Old Milverton

Leamington Spa **CV32 6SA**

Offers Over £825,000

# Old Milverton Cottage, 3 Old Milverton

Believed to date to the early 1800's and having since been substantially extended and reconfigured, this beautifully positioned detached cottage offers three bedroomed accommodation and sits alongside a stunningly planted mature garden. Internally, the oil centrally heated and double glazed accommodation includes a comfortable lounge with inglenook style fireplace housing a multi-fuel stove, in addition to a sitting room or study, along with kitchen/dining room and utility. On the first floor, the three bedrooms are complemented by an en suite shower room to the master bedroom, together with family bathroom, whilst outside the fabulous garden features a shaped lawn and borders and several mature palm trees. Alongside the garden double electrically operated gates open onto a generous gravelled parking area providing access to a detached brick built garage. The property is approached along a no-through lane leading to St James' Church and overall provides a rare opportunity to purchase an enlarged and characterful detached cottage in a glorious semi-rural location, yet ideal for Leamington Spa and local communication links.

## LOCATION

Old Milverton village lies approximately equidistant between Leamington Spa and Warwick, being a small and characterful village at the heart of which is a charming Victorian church which is built on the site of a much older church. Within the village itself, there is also a village hall, whilst the extensive facilities available within Leamington Spa and Warwick are easily accessible. There are also opportunities for lovely local walks including to a well known public house and eatery, The Saxon Mill, whilst there are excellent local communication links available including the A46 which links to Coventry, Kenilworth and the M40 and commuter rail links from both Leamington Spa and Warwick.

## ON THE GROUND FLOOR

Oak cottage style entrance door opening into:-

## ENTRANCE HALLWAY

With central heating radiator, Travertine tiled floor, UPVC double glazed door giving external access to the garden and further door to:-

## CLOAKROOM/WC

With white fittings comprising pedestal wash hand basin with tiled splashback, low level WC, central heating radiator, extractor and wood flooring.

## SITTING ROOM

3.71m x 3.07m (12'2" x 10'1")

A comfortable room with the flexibility to be used as sitting, dining room or home study, with two UPVC double glazed windows overlooking the garden, central heating radiator, central ceiling beam and door to:-

## SPACIOUS LOUNGE

5.31m x 4.29m (17'5" x 14'1")

A light and comfortable room with features that include aluminium sliding doors and picture windows giving a vista and outlook over the garden, recessed inglenook style fireplace

housing a Clearview multi-fuel stove standing on a slate hearth with exposed inner brickwork and beam over, two central heating radiators, four wall light points and staircase off ascending to the first floor.

## KITCHEN/DINING ROOM

4.14m x 3.94m (13'7" x 12'11")

Being comprehensively fitted and equipped with a range of farmhouse/shaker style units in a cream panelled style finish having black granite effect worktops and comprising an excellent array of base cupboards, drawers and cupboards complemented by coordinating wall units and integrated fridge, integrated freezer, together with integrated dishwasher, 1½ bowl stainless steel sink unit with mixer tap, attractive tiled recess with concealed extraction and display shelf over providing space for a range style cooker, dual aspect UPVC double glazed windows, beamed ceiling, central heating radiator, downlighters and door to:-

## UTILITY ROOM

3.56m x 1.27m (11'8" x 4'2")

Fitted with units to match those in the kitchen including a large floor-to-ceiling cupboard providing shelved storage as well as housing the Worcester oil fired boiler, further storage cupboard with granite effect worktops over, along with understairs storage space providing room for washing machine and tumble dryer, central heating radiator, ceramic tiled floor, obscure UPVC double glazed window and UPVC double glazed door giving external access to the rear.

## ON THE FIRST FLOOR

## LANDING

With access trap to the roof space and doors radiating to:-

## MASTER BEDROOM

4.70m max x 3.61m max (15'5" max x 11'10" max)

- plus depth of fitted wardrobes and forming an 'L'

shape.

With an excellent range of fitted wardrobing and storage providing shelved and hanging storage along with coordinating dressing table, two UPVC double glazed windows, two central heating radiators and door to:-

## EN SUITE SHOWER ROOM

With white fittings comprising close coupled WC, bidet, pedestal wash hand basin with tiled splashback, stand alone shower enclosure with folding glazed door giving access and fitted shower unit, chrome towel warmer/radiator, downlighters and UPVC double glazed window.

## BEDROOM TWO

3.94m x 3.10m (12'11" x 10'2")

With exposed beam and dual aspect UPVC double glazed windows, recess housing a pedestal wash hand basin, fitted furniture comprising wardrobing, together with coordinating drawer cabinets and central heating radiator.

## BEDROOM THREE

3.76m x 2.36m (12'4" x 7'9")

- plus depth of fitted wardrobes.

Having a range of fitted wardrobing across one side, coordinating fitted desk or workstation having matching book shelving and storage over, UPVC double glazed window and central heating radiator.

## BATHROOM

With partly tiled walls and period style white fittings by Heritage comprising close coupled WC, pedestal wash hand basin with period style chrome taps, panelled bath with period style mixer taps and electric shower unit over together with folding glazed screen, obscure UPVC double glazed window, central heating radiator, useful built-in storage/linen cupboard, together with airing cupboard housing the hot water cylinder and ceiling downlighters.

## OUTSIDE

## Features

Characterful Extended Detached Cottage

Delightful Picturesque Location

Lounge and Sitting Room

Kitchen/Dining Room

Utility

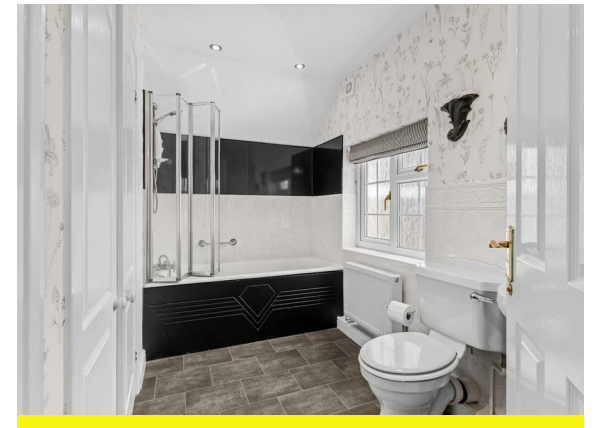
Three Good Bedrooms

Two Bathrooms

Beautifully Planted Secure Garden

Gated Parking and Detached Garage





Floorplan



Total area: approx. 118.0 sq. metres (1270.5 sq. feet)

General Information

Tenure  
Freehold

Fixtures & Fittings

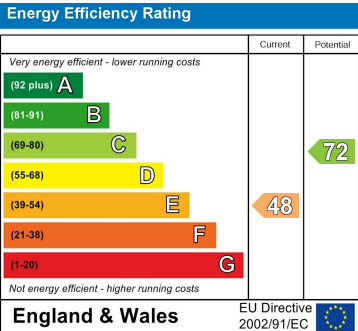
Services

We understand that mains water, 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 F - Warwick District Council



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