



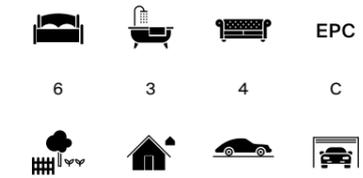
## 3 NORTHUMBERLAND ROAD

Leamington Spa, Warwickshire



## AN EXCEPTIONAL AND GENEROUSLY PROPORTIONED FAMILY HOME

Situated in a prime residential location, and extensively renovated to an impeccable standard throughout.



**Distances:** Leamington Spa railway station 1 mile, Warwick 2 miles, M40 (J13 and J15) 4.5 miles  
Coventry 10 miles, Stratford-upon-Avon 11 miles, Birmingham International Airport 16 miles  
(All distances and times are approximate)

## SITUATION

Northumberland Road is a charming, tree-lined avenue set in one of North Leamington Spa's most sought-after residential areas. This prime location offers the perfect balance of peaceful surroundings and convenient access, with the vibrant town centre just a short walk away. Leamington Spa has a superb selection of shops, cafés, and restaurants, as well as the beautifully landscaped Jephson Gardens along the banks of the River Leam. The town's elegant Regency and Victorian architecture adds to its unique character and enduring appeal.

Some excellent schools within walking distance of the house include Arnold Lodge School, Kingsley School for Girls, North Leamington, Milverton and Brookhurst primary schools. Further schooling in Warwick includes Warwick School, King's High School for Girls, Warwick Prep, Warwick Boys and Myton School.

For commuters, trains run from Leamington Spa, which is within easy walking distance, to Birmingham and London Marylebone. The motorway network is accessible at junctions 13, 14 or 15 of the M40, with Birmingham to the north and London to the south.

## THE PROPERTY

3 Northumberland Road is a six bedroom Victorian home with expansive living and entertaining spaces and interior-designed accommodation arranged over three floors plus a cellar. The property was featured in English Home magazine and 25 Beautiful Homes. The high level of attention to detail throughout shines through, and the exceptional standard of work ensures that this stunning home is difficult to rival. Every element has been meticulously curated to deliver the ultimate in luxury living.





From the architectural design, seamlessly blending timeless elegance with contemporary sophistication -to the bespoke finishes crafted from the finest materials, this property is a true masterpiece in both form and function.

The property has undergone an extensive programme of renovation, including a full electrical rewire and a completely new plumbing system. A modern network infrastructure has been installed, featuring 20 Ethernet connections, all routed from a central communications cabinet. Additional works include reroofing with reclaimed roof tiles, a rear extension, and a full remodelling of the bathrooms. All windows have been sympathetically replaced to match the original style, now incorporating discreet slimline double glazing for improved efficiency without compromising the home's character. Soundproofing has also been added to walls with shared neighbours.

The property is entered via a covered porch leading to a welcoming entrance hallway. This hallway is beautifully finished with tiled flooring and panelled walls, setting the tone for the rest of the home. An elegant drawing room features a front-facing bay window enhanced by classic picture rails and wood flooring. A reclaimed fireplace and custom-fitted cabinetry complete the room. Impressive full-height double doors with parliament hinges open into the dining room, which is a superb entertaining space. This room offers beautiful views of the garden, which can also be enjoyed from the kitchen/breakfast/family room. Three sets of full-height Crittall windows in the family room open directly to the garden, seamlessly blending indoor and outdoor living. Monkeywood designed and fitted the bespoke kitchen, which showcases exquisite brass detailing, a central island with an elegant lantern overhead, and built-in breakfast seating. The kitchen is equipped with the highest-end appliances, whilst the bathrooms echo the sophistication of luxury hotel suites. Off the entrance hallway, there is a guest cloakroom and a cosy sitting room. From the sitting room, you'll find a convenient comms cupboard and access to the cellar.



On the first floor, the beautiful principal suite features a bay window, offering lovely views down Binswood Avenue, along with an en suite shower room. There are two additional double bedrooms, one of which is currently used as a dressing room, and a family bathroom with a separate WC. All the bathrooms are fitted with high-quality Burlington sanitary ware.

The second-floor bedroom accommodation comprises two generously sized double bedrooms, one of which features fitted wardrobes. Additionally, a third double bedroom, currently used as an office by the current owner, has been exquisitely designed with bespoke cabinetry. Air conditioning has been added to the top floor rooms and to the principal bedroom on the first floor.





The Coach House at the end of the garden was renovated to add habitable space. Upstairs, it features a kitchenette, a large double bedroom and an en suite shower room. Downstairs, there are two separate garages, a workshop area and a gardener's WC. The garage is accessed off Greathead Road.



The Coach House



The Coach House



The Coach House



The Coach House



The outdoor space is equally impressive, showcasing a beautifully landscaped walled garden complete with a fitted irrigation system. Its southwest-facing aspect ensures plenty of sunlight throughout the day, creating the perfect setting for outdoor relaxation.

The front driveway has been redesigned and replanted and has a new resin driveway. There is gated access to one side of the property with a pathway leading to the rear garden.





# PROPERTY INFORMATION

**Services:** All main services are connected to the property. Gas-fired central heating.

**Directions:** (CV32 6HE)

**What3words:** //before.employ.crops

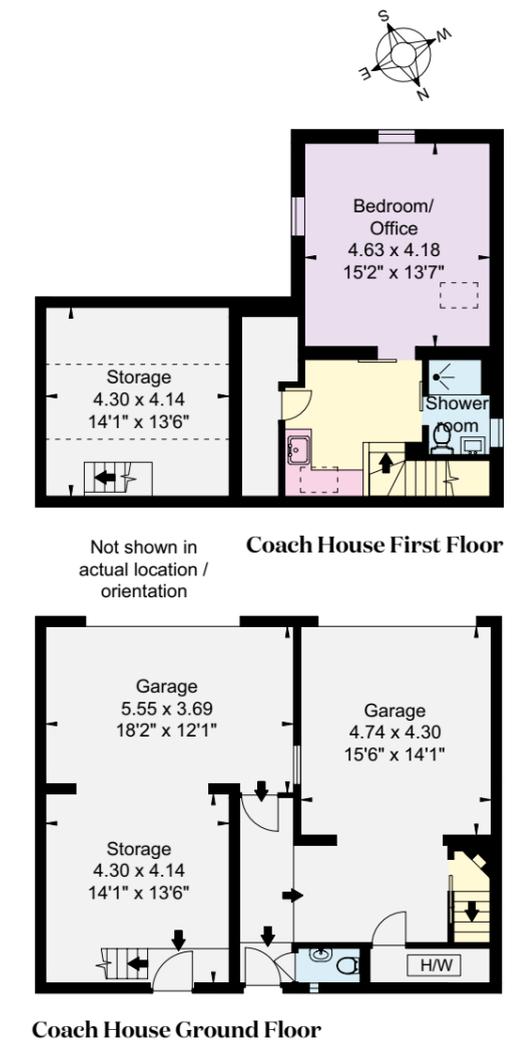
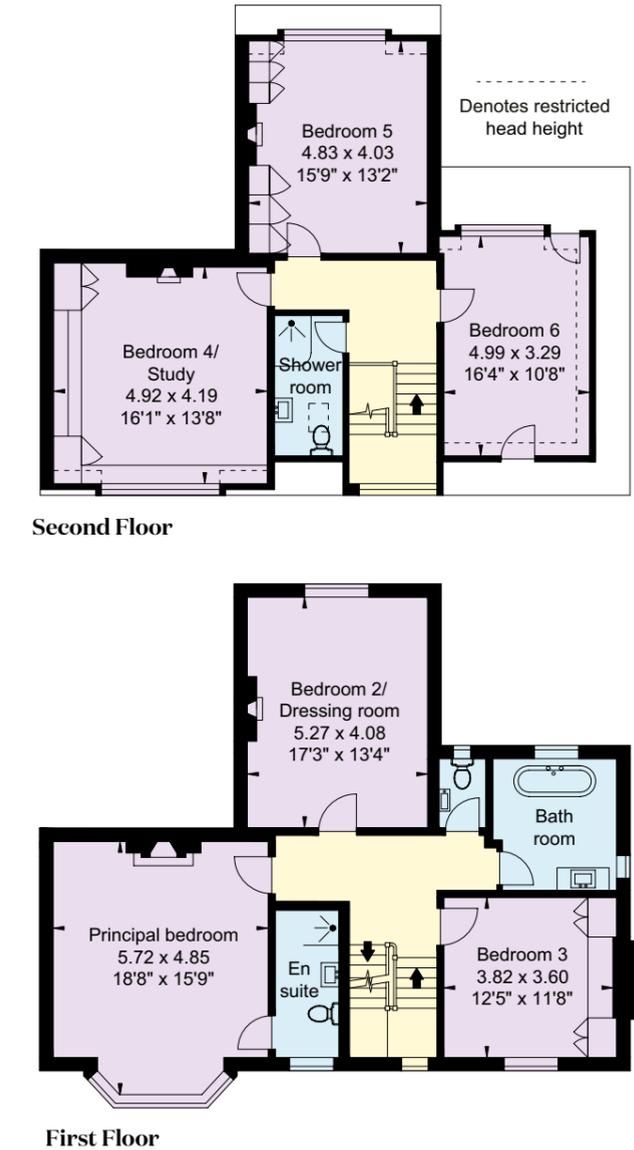
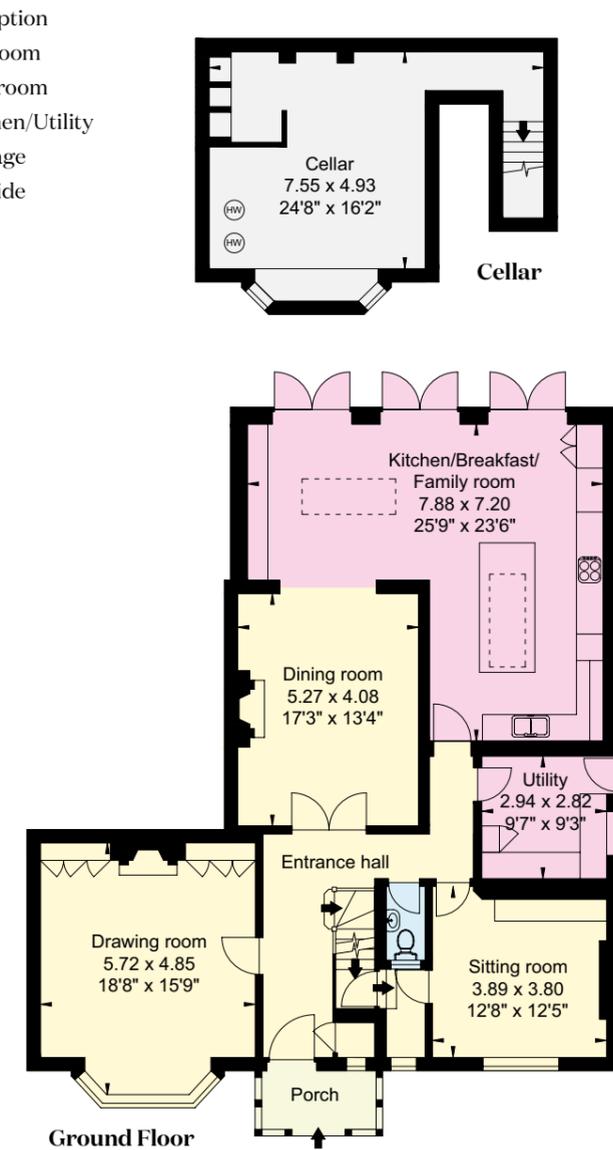
**Tenure:** Freehold

**Local Authority:** Warwick District Council

**Council Tax:** Band G



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area  
 House: 351 sq m (3,780 sq ft) inc. porch  
 Coach House: 139 sq m (1,498 sq ft)  
 Total: 490 sq m (5,278 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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Date: 16 April 2025  
Our reference: STR012584784

### 3 Northumberland Road, Leamington Spa, CV32 6HE

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,350,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**



**KNIGHT FRANK LLP**

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