



7 Victoria Court  
Kenilworth Road | Royal Leamington Spa | Warwickshire | CV32 6JG

FINE & COUNTRY

# STEP INSIDE

## 7 Victoria Court

This absolutely stunning, high-specification, contemporary townhouse has been completed to the highest standards throughout and has been beautifully presented by its current owner. It offers four double bedrooms, three bathrooms, and an amazing SieMatic kitchen incorporating Gaggenau appliances leading into a spacious dining, living area with bi-folding doors onto a superb elevated private walled garden terrace. The owner has spared no expense having fitted an incredible Cinema room with a Bowers & Wilkins Dolby Atmos surround sound system. The property has an integral double garage and utility room and is located on the highly desirable Kenilworth Road in North Leamington, this property must be seen to be appreciated.

An elevated private walkway takes you past the majestic double bay fronted Regency villa where you will find four very modern and contemporary townhouses with four-storey living including low-level garage parking. Number 7 is the last townhouse on the end, it feels extremely private and has a very rural feel looking across the large leafy gardens at the rear. There is underfloor heating throughout the ground floor, as well as the cinema room and utility room on the lower ground floor. There is a superb log burner in the main living space and radiators provide heating on the first and second floor.

As you enter the front door you immediately appreciate the high-quality finish and architectural excellence of this amazing development. High-quality porcelain tiles and a beautiful oak and glass staircase with lights illuminate this beautifully presented entrance, really giving you a wow factor. To the right, you have a W/C, storage, and door into the stunning kitchen dining living area. Overlooking the front, the bespoke modern SieMatic kitchen has been presented to an extremely high specification with Gaggenau appliances.

The kitchen flows into the dining area and then the spacious open-plan living area which has a large set of bi-folding doors opening out onto the fantastic walled garden where there is plenty of space to relax, unwind, and entertain, featuring a Jacuzzi hot tub.





## Lower ground floor

From the entrance hall, stairs take you down to the lower ground floor where you will find the most incredible cinema room. Fully fitted with an amazing Bowers & Wilkins Dolby Atmos sound system, a starlight ceiling, and a 4K projector, this is the perfect place to take yourself away with friends and family to enjoy a movie or sporting event.

This level also gives access to a good-sized utility room and the generous double garage which can also be accessed through a sleek anthracite grey electric up-and-over garage door from the driveway running alongside the property.





### First floor

The beautiful staircase takes you to the first floor where you will find an extremely light and airy generous main bedroom looking out the rear and holding a dressing area and spacious ensuite bathroom with high-quality Duravit sanitaryware, including his and hers sinks, toilet, and double shower.

From the landing, you can access bedroom four, which is spacious enough to accommodate a double bed and could serve as a home office with a view of the front elevation.



## Second floor

From the continued stunning wood and glass staircase you have bedrooms two and three, both are good-sized double bedrooms fitted with wardrobes and ensuite bathrooms. The one to the front elevation has a double shower cubicle, sink, and toilet. The one to the rear has a bath with shower above, again fitted with high-spec sanitaryware and beautifully presented throughout.





### Outside

From the highly regarded Kenilworth Road, which holds many desirable homes in the most desirable part of Leamington Spa's residential area, you will find Victoria Court, 31 Kenilworth Road; a beautifully restored and majestic Victorian villa. Across a walled courtyard at the front of the Villa you are given access to a private drive down to the integral double garage which has an electric up-and-over anthracite grey door, you can pull into the garage and enter the property through an internal door here.

Alternatively, you can walk up a raised private walkway to your front door.

To the rear, only accessed from the kitchen, living, dining room on the ground floor, is a fantastic private walled garden where you can relax, unwind, and entertain. There is enough room for a good-sized hot tub and sunbeds for sunbathing privately. There are lovely views across large established gardens with mature trees.



# LOCATION

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Kenilworth Road is one of Leamington's most desirable locations situated in the highly desirable north Leamington part of the town.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside.

After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

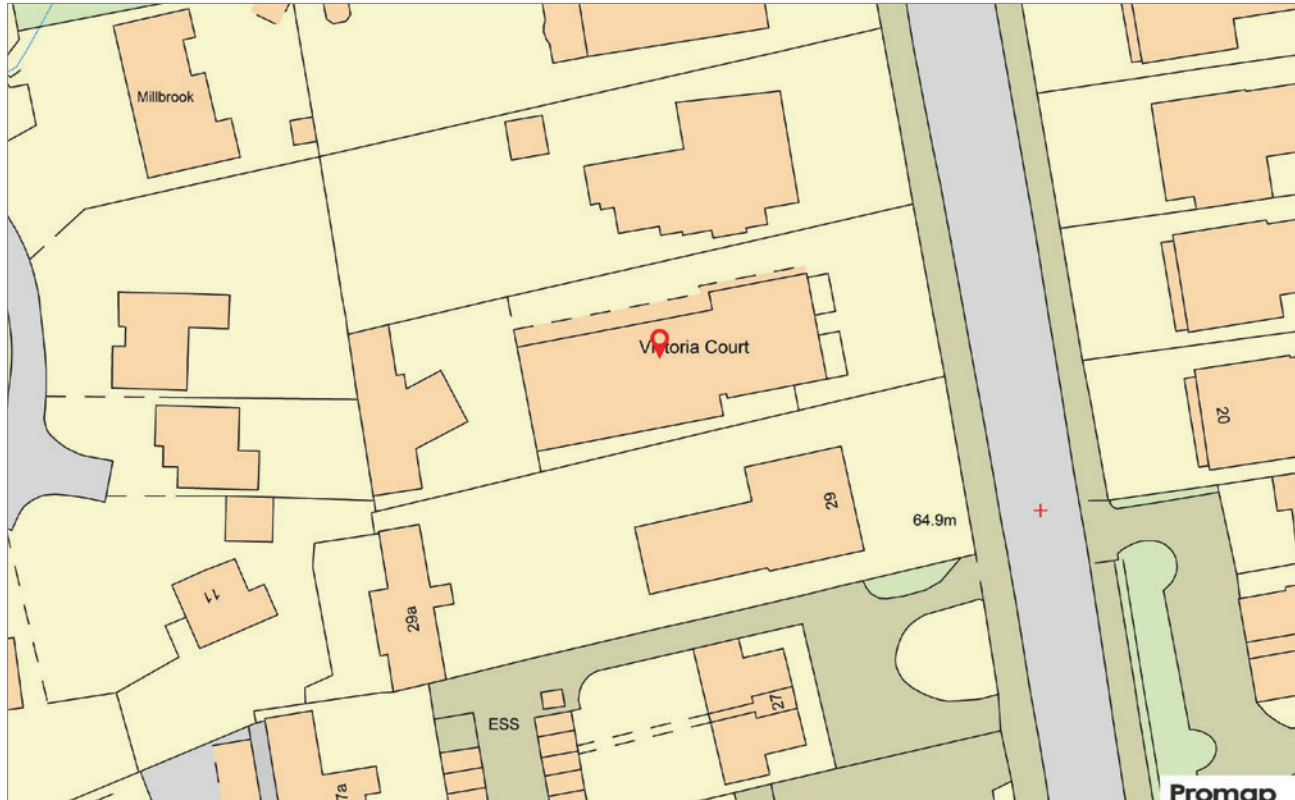
The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.









### Services

The property is believed to be connected to mains water, electricity, gas, and drainage.

**Local Authority** Warwick District Council | Tax Band: G

**Viewing Arrangements** Strictly via the vendor's sole agents Fine & Country on 01926 455950

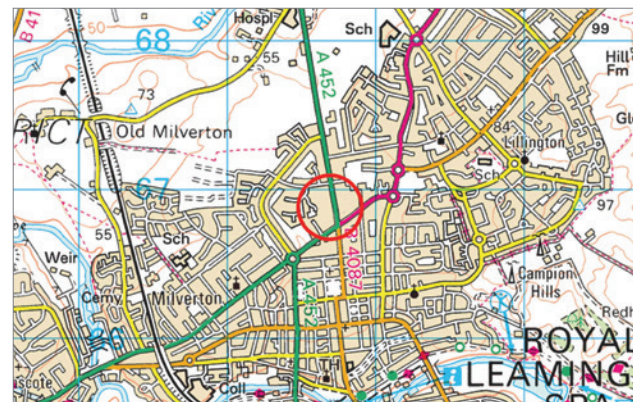
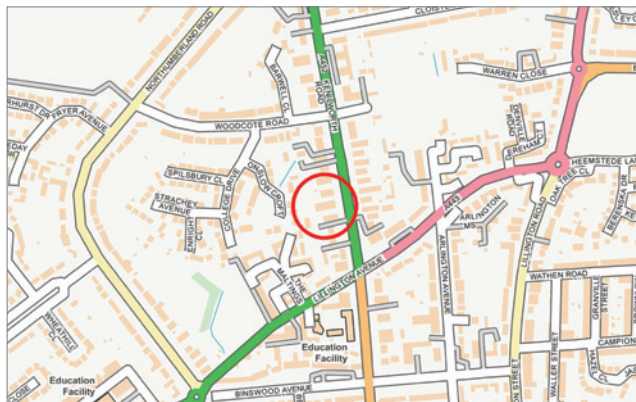
**Website** For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

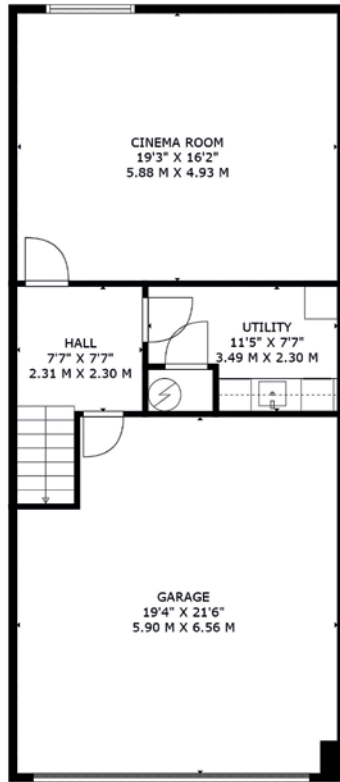
### Opening Hours:

Monday to Friday	9.00 am - 5.30 pm.
Saturday	9.00 am - 4.30 pm.
Sunday	By appointment only

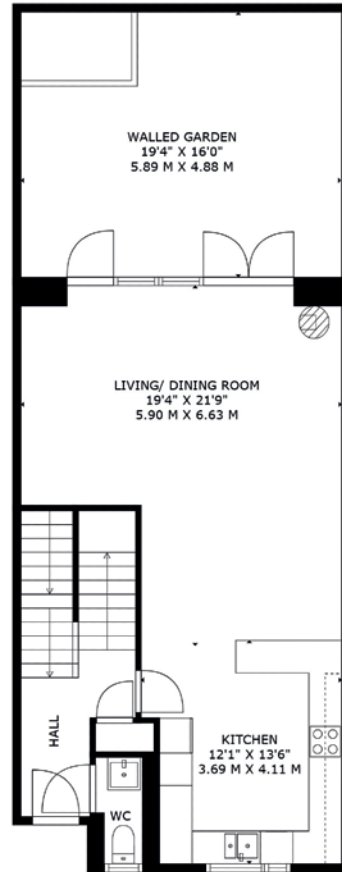
### Directions

Head north on the Parade and at the end turn left onto Clarendon Avenue, turn left onto Kenilworth Road, continue over the traffic lights at Lillington Avenue, and a short distance on your left is 31 Kenilworth Road, a large double-fronted Villa. Number 7 is located at the rear of the Villa.

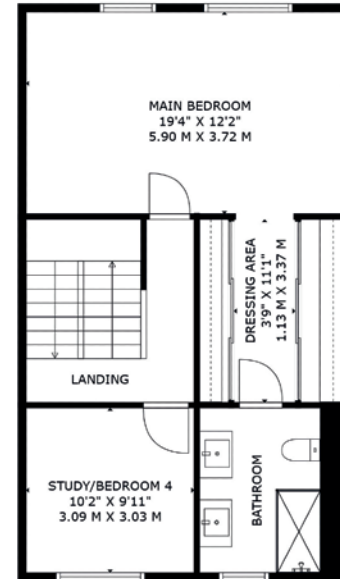




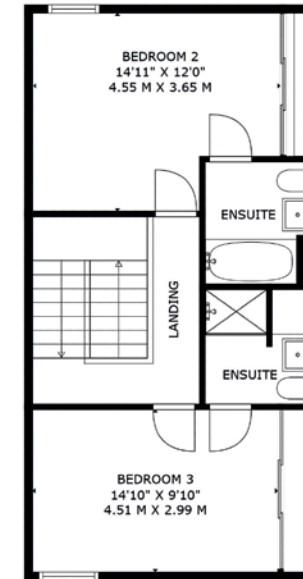
LOWER GROUND



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA : 2328 sq ft, 217 m2

ADDITIONAL AREAS TOTAL: 758 sq ft, 71 m2

**OVERALL TOTALS: 3086 sq ft, 288 m2**

Sizes And Dimensions Are Approximate, Actual May Vary.

£1,125,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 06.12.2023





# JAMES PRATT

PARTNER AGENT

*follow Fine & Country Leamington Spa on*



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