



193 Rugby Road  
Royal Leamington Spa | Warwickshire | CV32 6DX

FINE & COUNTRY



# STEP INSIDE

193 Rugby Road

This charming and spacious five double bedroom Victorian townhouse has been lovingly cared for and maintained by its current owners who have enjoyed it as a wonderful family home for over 30 years.

The property offers two reception rooms, five double bedrooms, two bathrooms, and a useful workshop in the basement which could be converted to provide extra living space if required STPP. There is a lovely south facing rear garden and further scope to extend at the rear STPP. Located in Milverton, one of North Leamington Spa's most sought-after residential areas you will find excellent local amenities including desirable schools, shops and sporting facilities, along with superb transport connections, this property must be seen to be appreciated.

## Ground Floor

Through an iron gate and across a courtyard at the front of the property a door gives access to a welcoming hallway where you have a lovely bay fronted living room to your right with feature marble fireplace. Continuing down the hallway you will find a delightful and good-sized dining room to your right which has a large sash window looking out to the rear. Between the dining room and kitchen there is an internal door down to the basement and useful exterior door giving access to a rear courtyard area. The fantastic kitchen breakfast room is well stocked with plenty of country style kitchen units with space for a breakfast table or central island. It is conveniently located next to the dining room. At the end of the ground floor through the kitchen breakfast room you will find a useful and generous bathroom holding shower cubicle, sink, and toilet. There is another exterior door out to the rear garden at the end of the ground floor.

## Basement

From the hallway by the kitchen breakfast room you have a door with a staircase leading down to a good-sized two chambered basement which requires conversion. Currently being used as a workshop, it has good head height and offers various uses such as a home gym, office etc.















### First floor

An elegant shallow staircase takes you to the first floor where you will find a w/c at the top of the stairs holding a toilet and sink as well as access to bedroom two looking out to the rear which incorporates an ensuite bathroom holding bath, toilet, and sink.

### Second floor

Stairs rise from the first floor landing to give access to two further double bedrooms on the second floor, the principle bedroom looks out to the front with a large bay window and alongside a separate light and airy dressing area again looking out to the front.

To the rear of the second floor you will find bedroom three; another double bedroom looking out to the rear.







### Third floor

The third floor offers two further double bedrooms one looking out to the front and one to the rear.







## Outside

To the front of this property is a terrace accessed through a gate on the street.

From a door by the dining room or at the end of the kitchen breakfast room you can access a lovely south-facing rear garden with a courtyard. The garden is mainly laid to lawn and there is good-sized paved area which offers scope to extend the internal living space STPP if required.

There is a gate at the end of the garden leading to an alley where you can take bins out, bikes, or useful access for machine tools and furniture.







# LOCATION

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Rugby Road is located in the heart of the prestigious Milverton area of Royal Leamington Spa.

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.

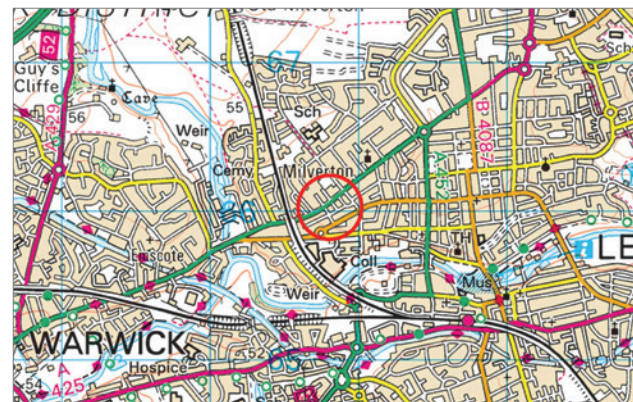
The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park,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

#### Notes

The property is situated in a conservation area.

#### Local Authority

Warwick District Council - Council Tax Band: E

#### Tenure

Freehold

#### 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, continue on Clarendon Avenue to the end. Turn left onto Clarendon Place and immediately turn right onto Beauchamp Hill. Continue on Beauchamp Hill and take your third right onto Strathearn Road. Turn left onto Rugby Road and continue past the shops on your right and then 193 will be on your left.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Guide price £725,000

**OVERALL TOTALS: 2010 sq ft, 237 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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 22/11/2023







# JAMES PRATT

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*follow Fine & Country Leamington Spa on*



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