



27 St Marys Road
Leamington Spa | Warwickshire | CV31 1JP

FINE & COUNTRY

STEP INSIDE

27 St Marys Road

This stunning five-bedroom double bay fronted Victorian villa has been beautifully renovated by its current owners.

Offering 3002 sq ft of living space including two generous reception rooms, a fantastic modern kitchen dining room with adjoining utility, and a large four-chambered basement with superb head height. From the kitchen dining room, you access a wonderful courtyard garden, where you can relax and unwind in the backdrop of the delightful St Mary's church. This marvellous home is located in a very desirable residential area close to excellent local amenities, it is within walking distance to the train station, Town Centre, the fabulous Jephson gardens, and Newbold Comyn.

Ground Floor

Through a wrought iron gate, across a pretty terrace and into a charming stained-glass porch you enter this fabulous home. The entrance hall is beautifully decorated and gives access to a lovely spacious dining room to your right featuring bay window, high ceilings with deep skirting and cornicing.

Across from the dining room occupying the front left wing of the property is a generous and delightful living room with continued period features including high ceilings, deep skirting, and cornicing. An abundance of light pours through the tall sash windows which have all been replaced throughout the property. At the heart of this room is a decorated fireplace with carved wooden surround.

Continuing down the hallway to the rear of the ground floor you will find an amazing kitchen dining room which spans the width of the property and incorporates a high spec contemporary anthracite matt finish kitchen. In the right corner is a pocket door into a utility room holding further storage units matching the kitchen.

Basement

A door at the rear of the kitchen gives access to the basement which has four good sized chambers which are excellent for storage, there is superb scope to increase the living space subject to planning permission.









First Floor & Second Floor

From the hallway a carved wooden staircase rises to the split level first and second floors where you will find the main bedroom accommodation. To the rear of these floors, you will find bedroom four which is currently being used as a snug, at the top of the stairs off the landing is a w/c holding toilet and sink. There is a large, fantastic family bathroom holding his and hers sinks, toilet, rolltop bath and double shower cubicle and airing cupboard. To the front elevation you will find a substantial main bedroom to your right with high ceilings, deep skirting, and bay window. To your left is bedroom two which is again a good size and incorporates a lovely ensuite bathroom holding toilet, sink and double shower cubicle decorated with mosaic tiles.



Third Floor

The third floor holds another double bedroom, bathroom holding shower, sink and toilet and potentially bedroom five or a dressing room. There is a fantastic opportunity to increase the living space on the third floor subject to planning permission.





Outside

The front you will find a good-sized well-presented terrace accessed by a wrought iron gate from the street.

At the rear is a lovely courtyard garden spanning the width of the property and wrapping around the left side.

The rear courtyard garden can be accessed from French doors in the kitchen dining room, it is a great place to relax and entertain family and friends under the backdrop of the majestic St Mary's church.





LOCATION

27 St Marys Road is perfectly situated within walking distance to the town centre, train station and the beautiful green spaces Newbold Comyn and Jephson Gardens.

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 connected to mains electricity, gas, water & drainage.

Notes

The property has a Flood Risk Report prepared.

Local Authority

Warwick District Council

Council Tax band F

EPC Rating D

Tenure

Freehold

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

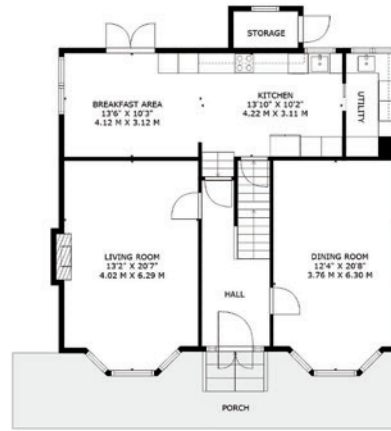
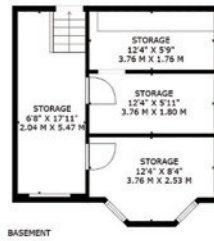
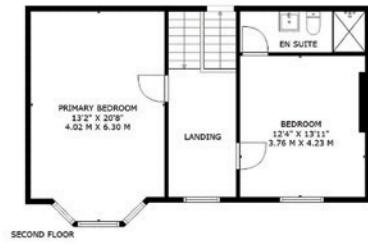
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Directions

From the parade head south on to Bath Street until you reach the railway arches. Turn left on to the high street and follow this on to Radford Road, continue on the Radford Road until you reach crossroads with traffic lights and turn right onto St Marys Road.

A short distance down the road the property can be found on your left cornering St Marys Crescent opposite St Marys Church.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

BASEMENT

GROUND FLOOR

FIRST FLOOR

THIRD FLOOR

SECOND FLOOR



GROSS INTERNAL AREA : 2938 sq ft, 272 m²

ADDITIONAL AREAS TOTAL: 64 sq ft, 6 m²

OVERALL TOTALS: 3002 sq ft, 278 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

£850,000



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 © 2024 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 30.01.2024





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PARTNER AGENT

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