



200 Rugby Road
Leamington Spa | Warwickshire | CV32 6EH

FINE & COUNTRY

STEP INSIDE

200 Rugby Road

This generously proportioned chain-free four-bedroom semi-detached Victorian Villa must be seen to be appreciated. The current owners have lovingly restored the main living space which consists of a bay-fronted living room, kitchen breakfast room, utility room, three generous double bedrooms, a smaller single bedroom, and two good-sized bathrooms. There is a spacious three-chambered basement in need of refurbishment which has a similar size and layout to the ground floor. To the front, there is brick walled terrace and a gate to the side of the property leading to a lovely brick-walled courtyard garden. The property also benefits from access to a single garage en-bloc located just a two-minute walk away.

Located in Milverton, one of North Leamington's most sought-after residential areas you will find excellent local amenities including desirable schools, shops, and sporting facilities along with superb transport connections.

Ground Floor

Discover the charm of this distinguished residence from the moment you approach, where large bay windows and an elegant pillared portico entrance create a welcoming facade. As you step through the wrought iron gate, a quaint courtyard garden and stairs to the front door set the tone for a comfortable and inviting home.

As you enter the home, on the left-hand side you will find the generously-sized living room boasting a feature fireplace with a log burner and a bay window allowing plenty of natural light to flow into the room.

Continuing through the hallway, you'll find the heart of the home—the breakfast kitchen, complete with shaker style units, a wooden worktop, built-in Bosch oven, and an island with

integrated sink. The kitchen also boasts a charming feature fireplace creating a brilliant focal point and ample space for a dining table, complemented by large windows that fill the room with natural light.

At the end of the corridor, the utility room offers practical amenities, including wooden cabinets, a sink, dishwasher, washing machine, and dryer. A door provides access to the rear patio.

Basement

The basement is ripe for conversion it is a similar size and layout to the ground floor and offers excellent head height.

First Floor

Stairs rise from the ground floor to the first floor where you will find three of the bedrooms and the family bathroom.

Bedroom one located at the front of the property is a fantastic size and features a bay window. Bedroom two is located towards the rear and is also a great size with plenty of room to fit a double bed. Bedroom three is located towards the front of the property and is currently being used as a study.

The family bathroom is situated at the rear of the property and features an elevated roll top bath, separate shower, sink, and toilet.

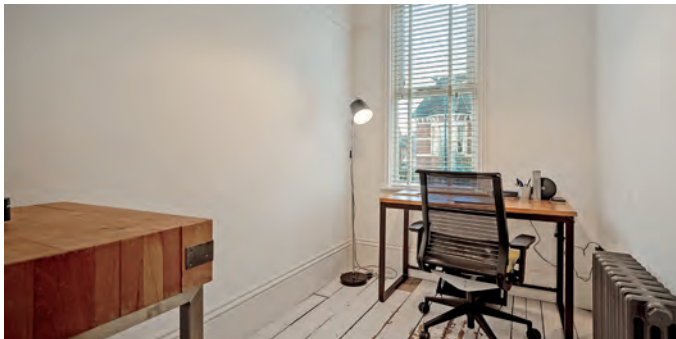
Second floor

Stairs wind up to the second floor where you will find the principle suite which is an amazing size and features an en-suite bathroom with a shower, sink, and toilet.











Outside

To the front there is brick walled terrace and gate to the side of the property leading to a lovely brick walled courtyard garden. A single garage en-bloc is accessed via the adjacent street, off Fairlawn Close.





LOCATION

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, Utilities & Property Information

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

Mobile Phone Coverage - We advise you to check with your provider.

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 100 Mbps.

There are covenants on the property – please speak with the agent for further information.

Situated in a conservation area (Leamington Spa Conservation Area).

Construction Type - Standard

Parking - There is a single garage en-bloc located off Fairlawn Close.

Local Authority - Warwick District Council

Tenure: Freehold | EPC: D | Tax Band: E

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

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm.

Saturday 9.00 am - 4.30 pm.

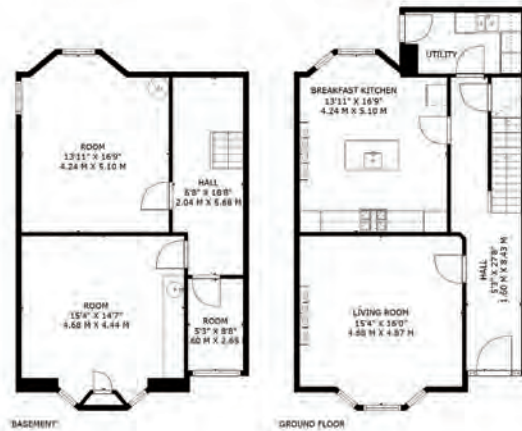
Sunday By appointment only

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 the 200 will be a short distance down on your left.





GROSS INTERNAL AREA: 2308 sq ft, 214 m²
 ADDITIONAL AREAS TOTAL: 176 sq ft, 16 m²

OVERALL TOTALS: 2484 sq ft, 230 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Offers over £600,000

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. 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 29.05.2024





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