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RESIDENTIAL

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9, St. Marks Road, Leamington Spa

Price Guide
£1,750,000



A truly outstanding opportunity to acquire an imposing semi-detached period residence of striking appearance, providing substantial six bedroomed accommodation, including generous west facing gardens, with recently constructed detached coach house, in highly regarded North Leamington spa location. NO CHAIN.

St Marks Road

Located just off Rugby Road is one of North Leamington Spa's most sought after residential locations. This tree lined cul-de-sac comprising many fine period dwellings being conveniently sited within easy reach of the town centre with a good range of local facilities and amenities available including local shops on Rugby Road, a variety of both state and private schools for all grades and an excellent range of recreational facilities including renowned nearby Tennis Club. The location is also convenient for access to the local railway station. This charming cul-de-sac has consistently proved to be one of Leamington's most sought after residential locations.

ehB Residential are pleased to offer 9 St Marks Road, which is a rare

opportunity to acquire a substantial semi-detached period residence of immense style and character, which successfully integrates a high level of modern appointment with a wealth of original features throughout. The property is believed to have been originally constructed circa 1880 to this attractive style, originally with associations to St Marks Church located opposite. The property provides substantial gas fired centrally heated accommodation which has been sympathetically improved and modernised by the present owners. The accommodation being arranged over three floors including six generous bedrooms and extended fitted living/kitchen of note.

The property is located within St Marks Road with a pleasant landscaped garden featuring substantial summerhouse and covered area, recently constructed Coach House which the agents consider may have potential for conversion to a separate dwelling (subject to the usual consents and permissions). Rarely due properties of such style, character and proportions come to market and the agents consider inspection to be essential for its full grandeur to be appreciated.

In detail the accommodation comprises:-

Open Porch

With original timber panelled entrance door with glazed fanlight over, leads to the magnificent reception hall with original staircase and turned balustrade off, ornate coved cornice and arch feature, original Minton tiled floor, radiator.

Drawing Room

22'6" x 18'9" (6.86m x 5.72m)

With wood floor, coved cornice, picture rail, central ceiling rose, sash bay window, two radiators, original fireplace with tiled insert, marble hearth, open grade, French door to rear garden.

Study

11'6" x 13' (3.51m x 3.96m)

With coved cornice, picture rail, central ceiling rose, sash window, radiator.

Family Room

17' x 14' (5.18m x 4.27m)

With wood flooring, original marble fireplace and hearth with gas fire and connection, coved cornice, central ceiling rose, picture rail, sash window.





Dining Room

15' x 13' (4.57m x 3.96m)

With coved cornice, picture rail, twin "tall" window features, twin glazed panelled doors to the kitchen, oak flooring, radiator.

Comprehensively Fitted Living/Kitchen

35'3" x 12'9" (10.74m x 3.89m)

With sealed unit double glazed windows to two aspects including French doors to rear garden, radiator, tiled floor, downlighters. Extensive range of base cupboard and drawer units with stainless steel door furniture, complimentary work surfaces, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, matching range of high level cupboards, appliance space, plumbing for dishwasher, built-in five ring stainless steel hob unit, stainless steel splashback and extractor over, flanked by matching range of high level cupboards including glazed fronted display units, integrated wine rack, built-in stainless steel double oven and recess for American style fridge, two radiators.

Inner Rear Hall

With tiled floor, timber and glazed panelled door.

Utility Room

5'3" x 5'7" (1.60m x 1.70m)

With rolled edge work surface, plumbing for automatic washing machine, vented for tumble dryer, high level cupboards, tiled floor.

Second Entrance Hall

9'6" x 8' (2.90m x 2.44m)

With tiled floor, radiator, timber panelled entrance door, built-in cloaks cupboards.

Stairs and Mezzanine Landing

With radiator, sash window feature, dado rail.

Shower Room

With tiled shower cubicle with integrated shower unit, wash hand basin, tiled splashback.

Laundry Room

6'3" x 5'9" (1.91m x 1.75m)

Including Worcester gas fired central heating boiler, lagged cylinder, tiled floor.

Family Bathroom/WC

10'3" x 10'9" (3.12m x 3.28m)

With panelled bath, tiled shower area, integrated shower unit and screen, vanity unit incorporating wash hand basin, low flush WC, chrome heated towel rail, sash window, extractor fan.

Stairs and First Floor Landing

Decorated with original dado rail, radiator, understair cupboard and window feature.

Bedroom

13' x 14'10" (3.96m x 4.52m)

With three built-in wardrobes with hanging rails, cupboards over, coving to ceiling, picture rail, radiator.

Bedroom

18'10" x 15'6" (5.74m x 4.72m)

With original cast iron fireplace, marble insert and hearth, radiator, sash window, picture rail, coving to ceiling.





Bedroom

14'3" x 17'2" (4.34m x 5.23m)

With double built-in wardrobe with hanging rail, cupboard over, radiator, sash window.

Bedroom

13' x 11'9" (3.96m x 3.58m)

With radiator, picture rail, coving to ceiling, sash window, walk-in cupboard off.

Stairs and Third Floor Spacious Landing

With radiator, Velux window, large double built-in walk-in cupboard.

Kitchenette

13'2" x 11' (4.01m x 3.35m)

With separate Worcester gas fired central heating boiler, range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit, tiled splashbacks and floor, high level cupboards.

Bathroom/WC

9'9" x 14'7" (2.97m x 4.45m)

With white suite comprising panelled bath, wash hand basin inset to vanity unit, low flush WC, tiled splashbacks, oversized tiled shower cubicle with integrated shower unit, chrome heated towel rail, tiled floor, Velux window, double radiator.

Bedroom

14'2" x 14'2" (4.32m x 4.32m)

With gable window feature, radiator.

Bedroom

21' x 11'6" (6.40m x 3.51m)

With laminate wood floor, window feature, radiator, exposed roof timber feature, access to fire escape.

Accessed from the Second Entrance Hallway...

Substantial Non-Converted Basement

Comprising two principle chambers 14'3" x 17'3" (4.34m x 5.26m) and 13' x 11'3" (3.96m x 3.43m) with original wine store.

Outside (Front)

The property occupies a pleasant position within this charming tree lined cul-de-sac. The walled front garden is principally tarmacked to provide substantial car parking facility, with flower borders, well screened by established foliage.

Substantial Summerhouse

16' x 9'9" (4.88m x 2.97m)

Being timber built with twin French doors, electric, light, power point, laminate flooring, facing a large covered paved patio with feature pitched timber built roof over, further shaped lawns.

Detached Brick Built Coach House

The agents consider the Coach House to have potential for development into a separate dwelling subject to the usual consents and permissions.

Comprising;

Outside (Rear)

To the rear of the property is a good sized established garden with extensive



shaped lawns, paved patio, grounds being principally walled with extensive trees, enclosed dog pound and twin gates lead to an extensive block paved drive and the...

Workshop

12'8" x 7' (3.86m x 2.13m)
With strip light, power points.

Garage One

16'8" x 18'10" (5.08m x 5.74m)
With electric light, power points and timber gates.

Adjoining Garage Two

26'6" x 15'6" (8.08m x 4.72m)
With strip light and power points.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

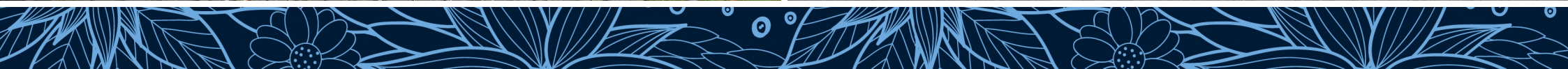
Council Tax

Council Tax Band F.

Location

CV32 6DL







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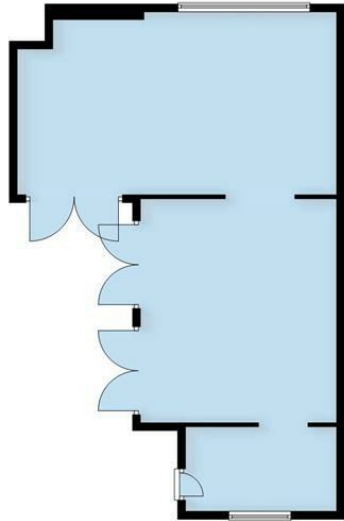
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

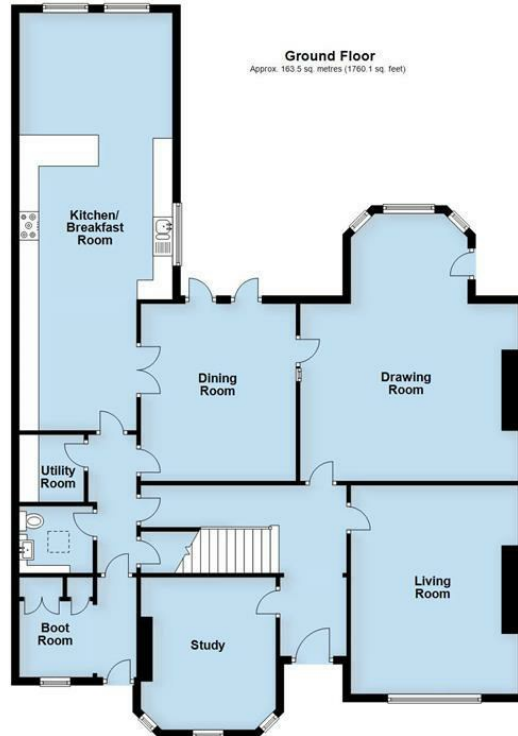
Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Coach House
Approx. 75.6 sq. metres (814.1 sq. feet)



Total area: approx. 414.9 sq. metres (4466.4 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact.
Total area does not include the Coach House

Ground Floor
Approx. 163.5 sq. metres (1760.1 sq. feet)



First Floor
Approx. 121.1 sq. metres (1303.6 sq. feet)



Second Floor
Approx. 81.7 sq. metres (879.7 sq. feet)



Basement
Approx. 48.6 sq. metres (523.0 sq. feet)

