



WARWICK NEW ROAD, MILVERTON

complete ●●●  
SALES & LETTINGS









An extended mature 1938 detached home called 'Ivanhoe' on a 0.15-acre plot, originally being the grounds of Edmondscote Manor Estate, being one of four homes exclusively built at that time. It comprises a storm porch, hallway, two reception rooms, extended kitchen, utility, pantry, five bedrooms- one of which is currently a fitted home study, bathroom and a separate WC. There is plenty of scope to extend the property at the rear, subject to planning permissions, whilst retaining a large south-facing garden, currently 90ft. Benefits from a garage, a long drive for parking 3 cars and a 50ft garden to the front. The home is well located for Leamington & Warwick town centres, train stations and beautiful walks to parks and nearby waterways. Offered no chain.

It's all in the detail...

#### Front

The property is accessed via a long driveway, with a flanking mature front garden with lawn, hedges & small trees. A small path leads to a side utility door, and on the opposite side is gated access to the rear garden. There is access to the garage and the main arched storm porch.

#### Porch

With original stained glass window timber door, which has matching side windows and red tiled flooring.

#### Entrance Hall

Generous hallway space with original wood flooring, a radiator, stairs rising to the first floor and an attractive cloaks storage cupboard. Timber doors to the two reception rooms and the kitchen.

#### Dining Room 3.66m x 4.46m

A grand dining room with a uPVC double glazed leaded curved bay window to the front of the property, a curved radiator, coving and capacity for a large table.

#### Living Room 3.66m x 5.30m

Lounge space with a gas-feature fireplace, coving, two radiators and inbuilt TV unit. UPVC Double doors within a bay leading out to the garden.

#### Kitchen 5.59m x 3.34m max

Extended kitchen with a range of base and eye-level units, worktop with one & half bowl stainless steel sink, integrated appliances including microwave, single oven, five ring gas hob, extractor unit and double drawer fitted dishwasher. Large pantry cupboard for storage, down-lights and two radiators. Rear uPVC double-glazed window with a lovely view across the south-facing garden and door leading out to the garden. Door to:

#### Utility Room 2.09m x 2.25m

Utility space with large under-stairs storage cupboard, worktop with single bowl sink & drainer, space & plumbing for a washing machine, down-lights, a radiator, door leading into the garage and side access to the front of the property.

#### Bedroom One 3.63m x 5.48m

Generous double bedroom with a uPVC double glazed bay window overlooking the rear garden. Radiator and coving to ceiling.

#### Bedroom Two 3.69m x 4.76m

Generous double bedroom with a uPVC double glazed leaded curved bay window to the front of the property, a curved radiator and coving to ceiling.

#### Bedroom Three 3.26m x 2.71m

Double bedroom located to the rear of the property with integrated storage cupboards, a radiator and a uPVC double glazed window overlooking the rear of the property.

#### Bedroom Four 2.34m x 4.22m

Double bedroom with dual aspect uPVC double glazed windows to the front and side aspects of the property, radiator.

#### Bedroom Five / Study 1.89m x 2.41m

Currently used as a study with built-in office desk and shelving unit and a radiator. UPVC leaded, double glazed window overlooking the front of the property.







**Bathroom**

Corner bath with a mixer tap & hand-held shower attachment, wall-mounted vanity sink unit with high & low-level storage and a glass shower enclosure with thermostatic mains shower. Chrome towel radiator, uPVC double glazed windows, down-lights, half-height tiled walls, mirror with lighting and an extractor fan.

**WC**

Concealed waste WC with vanity sink unit, towel radiator and a uPVC double glazed window.

**Garden**

A superb mature plot measuring 0.15 acres in total. The garden is mainly lawn with enclosed fencing & hedgerow, retaining two of the Edmondscote Manor Estate apple trees. The garden has a large patio and enjoys a south-facing garden.

**Garage 4.66m x 2.34m**

Original style front opening doors, access to the utility room and housing the gas boiler.

**Front & Parking**

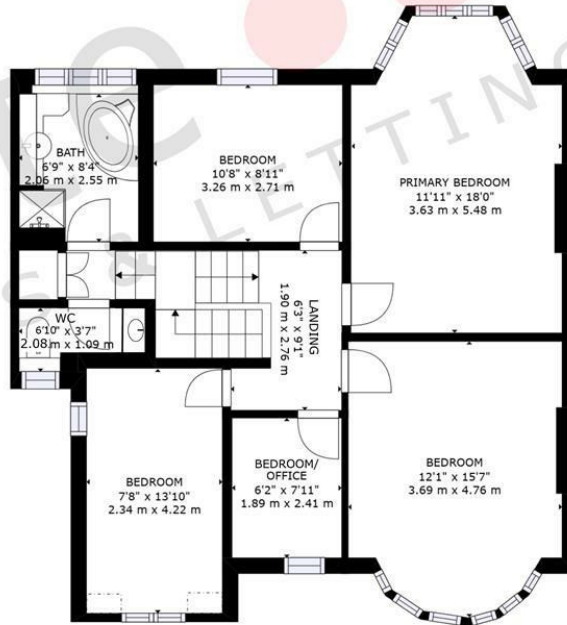
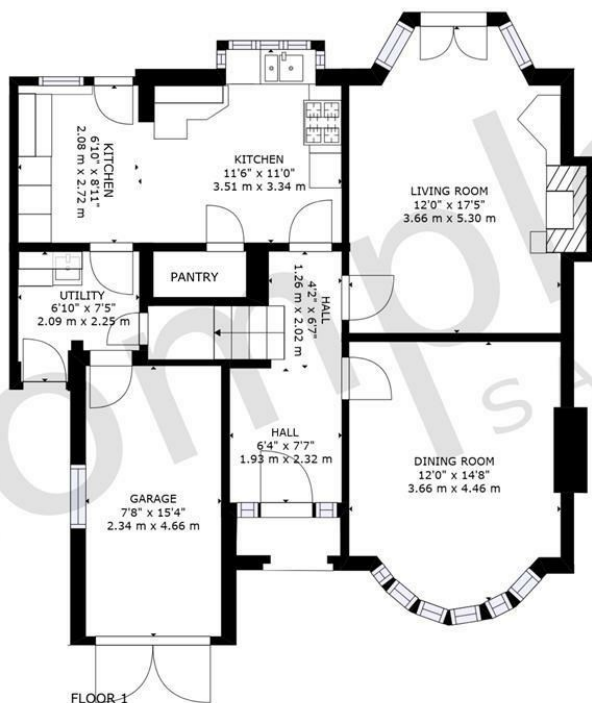
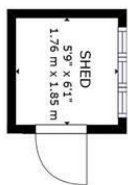
A long drive for parking three cars, potential to increase the parking area into the 50ft front garden.

**Location**

The Sunday Times ranked Royal Leamington Spa as one of the "Best Places to Live in the UK" and no wonder - there are so many elegant Regency, Georgian and Edwardian buildings complemented by beautiful parks and gardens such as Victoria Park and Jepshon Gardens. Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for the commuter, with easy access to the M40 (J15) and 1.5 miles away from the A46. There is an excellent rail service







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GROSS INTERNAL AREA  
 FLOOR 1: 887.2 sq. ft, 82 m2, FLOOR 2: 897.8 sq. ft, 83 m2  
 TOTAL: 1785 sq. ft, 165 m2  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

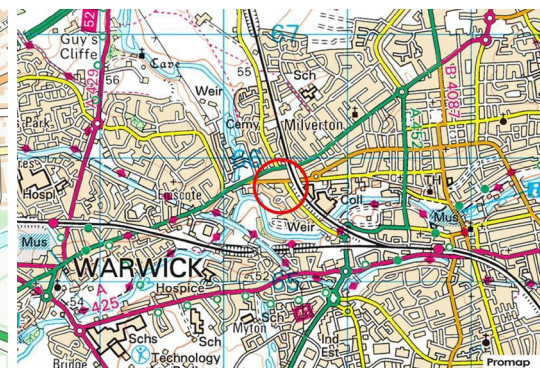
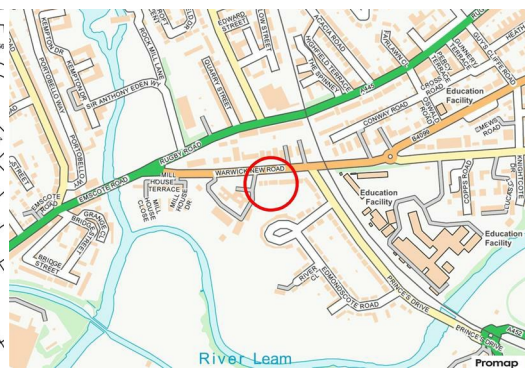


from Leamington Station 1.37 km away, Warwick Station 1.86 km away and Warwick Parkway 3.91 km away with trains running to both Birmingham and London Marylebone. Warwick is within walking distance with many things to do such as St Nicholas Park, Warwick Castle and restaurants such as the Saxon Mill.



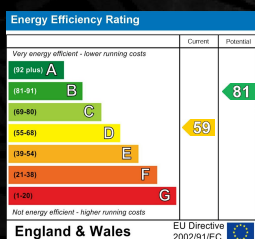


- Extended 1938 Detached
- Two Reception Rooms
- 0.15 Acre Total Plot
- Bathroom & Separate WC
- Opportunity For Extensions STPP
- Five Bedrooms/ No Chain
- South-Facing Gardens
- Kitchen & Utility
- Drive, Garage & Front Garden
- Walking Distance To Station & Town Centres



## WARWICK NEW ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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