37 Gaveston Road

Leamington Spa CV32 6EX

Guide Price £875,000

37 Gaveston Road

Being situated on this sought-after road in a prime north-west Leamington address close to Milverton School, this substantial three storey Edwardian residence provides substantial family accommodation including six bedrooms over the upper two storeys. The house is one of the largest original three storey designs in the road. Retaining much of its original period charm and character, the gas centrally heated accommodation includes a comfortable lounge with wood burner, together with a separate dining room and open plan kitchen/breakfast room with gas AGA, On the upper two storeys, six good bedrooms are complemented by bathrooms on both first and second floor levels, along with a delightful first floor double glazed sun lounge providing a lovely retreat and with a view extending over allotments to the rear towards St Mark's church. Externally, there is an appealing walled garden to the rear, along with a foregarden, to the perimeter of which are reproduction Edwardian style railings. The property has 11 solar panels fitted, which are owned, and have a feed-in tariff. Overall, this is an exceptional opportunity to purchase a substantial and imposing family home on this highly regarded tree-lined road.

Features

- Substantial Edwardian Three Storey Residence
- Prime North Leamington Location
- Two Reception Rooms
- Through Kitchen/Breakfast Room
- Six Bedrooms
- Two Bathrooms
- First Floor Sun Room
- Mature Walled Rear Garden
- A Family Home of Substance and Character

LOCATION

Milverton lies a short distance north-west of central Leamington Spa, being within easy walking distance of both Milverton itself and Leamington's wide variety of town centre facilities. These include comprehensive shops, parks, popular restaurants and bars. The highly regarded Milverton Primary School is just a short walk from Gaveston Road, whilst there are good local road links out of the town including those to neighbouring centres and the Midland motorway network. Regular commuter rail services operate from Leamington Spa station.

ON THE GROUND FLOOR

Arched recessed porch entrance with period entrance door having leaded stained glass transom over and opening into:-

THROUGH RECEPTION HALLWAY

The front door opens up to a welcoming entrance hall with exposed floorboards, cornicing to ceiling, central heating radiator, leading on to the ground floor rooms and ascending stairs to the first floor.

LOUNGE

4.06m x 4.62m into bay window. (13'4" x 15'2" into bay window.)
the living area with beautiful bay window, features a recessed fireplace with cast iron multi fuel stove, exposed floorboards, picture rail, ceiling cornicing and central heating radiator.

DINING ROOM

4.32m x 3.56m (14'2" x 11'8")
retaining original period fireplace with ceramic tile hearth and cast iron grate, exposed floorboards, ceiling cornicing, central heating radiator and glazed French doors leading out to the rear garden.

THROUGH KITCHEN/BREAKFAST ROOM

BREAKFAST AREA

3.61m x 3.48m max (11'10" x 11'5" max)
With ceramic tiled flooring throughout, shuttered windows to side elevation, contemporary central heating radiator, space for American style fridge/freezer with access to cellar and flowing through to the kitchen area.

KITCHEN AREA

4.22m x 2.49m (13'10" x 8'2")
A bright airy space which blends traditional and modern features with bespoke fitted, hand painted base and eye level kitchen units in a modern panel style, finished with polished steel grey granite worktops and complemented by the centrally situated gas Aga with base cupboards and additional granite surfaces to either side, providing a useful cooking area. The kitchen benefits from ceramic tiled flooring, an integrated Miele dishwasher and with windows and door to the outside patio and rear garden.

CELLAR

A door from the breakfast area leads to a dual chamber cellar with window. a useful space for storage with electricity and lighting, with potential for conversion to provide further living space subject to appropriate planning regulations.

ON THE FIRST FLOOR

SPLIT-LEVEL LANDING

With staircase off ascending to the second floor, two central heating radiators and stripped doors radiating to:-

MASTER BEDROOM (FRONT)

3.68m x 4.62m- into bay window. (12'1" x 15'2")
Features large bay window, exposed painted floorboards, picture rail and central heating radiator.

BEDROOM TWO (MIDDLE)

4.32m x 3.56m (14'2" x 11'8")
With Laminated flooring, original cast iron fireplace, central heating radiator, with views overlooking rear garden and allotments beyond.

BEDROOM THREE (REAR)

3.25m x 2.51m (10'8" x 8'3")
With laminate flooring, central heating radiator and glazed door giving access to:-

SUN ROOM

2.54m x 1.42m (8'4" x 4'8")
This unexpected light filled space overlooks the rear garden, allotments and church beyond, affording the space with a peace and tranquillity ideal for use as a reading room, studio space or simply a place to relax and contemplate. having double glazed windows and roof, ceramic tiled floor and underfloor heating.

BEDROOM FOUR (FRONT)

2.69m x 1.83m (8'10" x 6'0")
With window to front elevation, exposed painted floorboards and central heating radiator.

FAMILY BATHROOM

2.46m x 2.44m (8'1" x 8'0")
Having been re-fitted with contemporary fittings and fully ceramic tiled walls and floor, coupled with four-piece suite comprising low level WC, pedestal wash hand basin with mixer tap, floor standing bath with floor-mounted mixer tap and shower attachment, separate shower enclosure with glazed door giving access and shower unit with rain head, inset downlighters and contemporary towel warmer/radiator.

ON THE SECOND FLOOR

SPLIT-LEVEL LANDING

From which doors radiate to:-

BEDROOM FIVE (FRONT)

5.66m max x 3.53m max (sloping ceilings) (18'7" max x 11'7" max (sloping ceilings))
A light and spacious room having three Velux double glazed roof lights, central heating radiator and access to eaves storage space.

BEDROOM SIX (REAR)

3.51m x 2.72m (11'6" x 8'11")
A comfortable double bedroom with original fireplace and central heating radiator, overlooking allotments beyond to the rear. There is split-level access to a surprisingly large space 1.75m x 2.40m (5'8" x 7'10") ideal for use as a walk-in wardrobe, study or play area, benefiting from a Velux roof light.

SHOWER ROOM

2.59m x 2.46m (8'6" x 8'1")
Fitted with stylish contemporary fittings comprising wash hand basin with integrated drawer storage, low level WC, walk-in shower enclosure with rain head shower, towel warmer/radiator and wall mounted Worcester gas fired boiler.

OUTSIDE

FRONT

An attractively stocked foregarden with reproduction iron railings surrounding and matching gateway.

REAR GARDEN

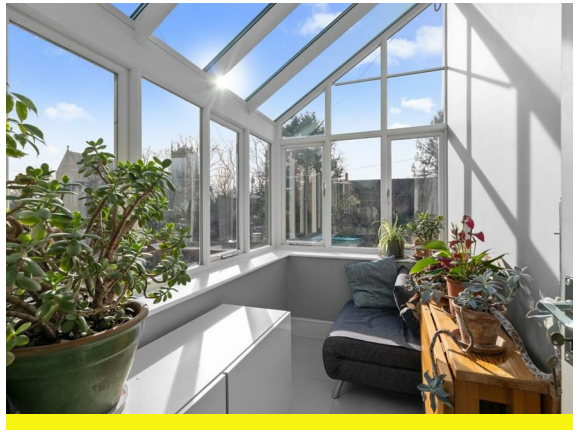
An attractive mature south-westerly facing garden featuring a paved patio immediately to the rear of the house, the remainder of the garden is lawned with walled boundaries, stocked borders, greenhouse and timber shed. A gate opens onto a shared rear access.

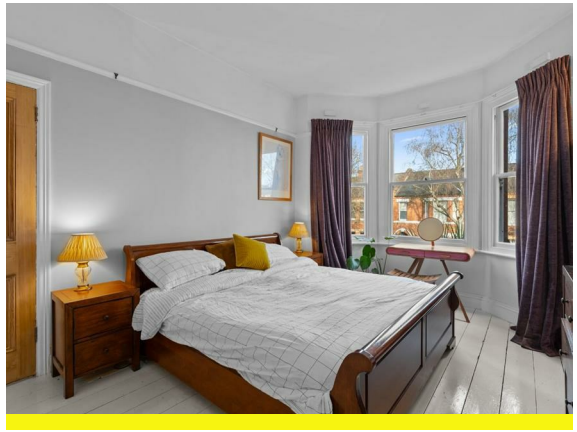
TENURE

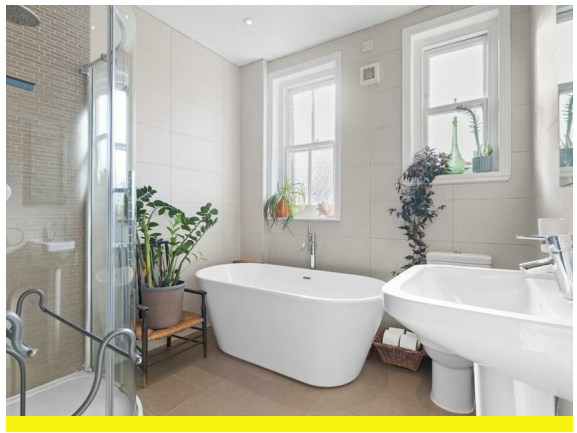
The property is freehold.

DIRECTIONS

Postcode for sat-nav - CV32 6EX.
what3words - lace.fact.teach







Floorplan

Total area: approx. 208.8 sq. metres (2248.0 sq. feet)

General Information

Tenure

Freehold

Services

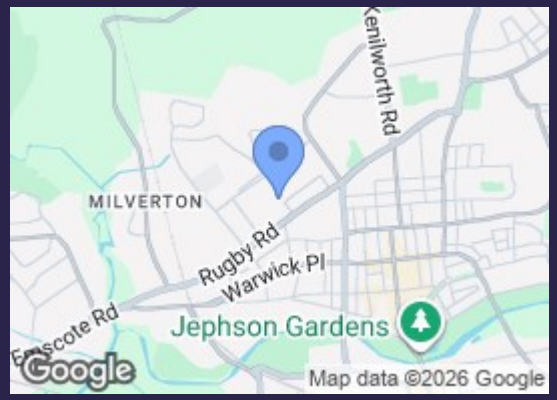
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

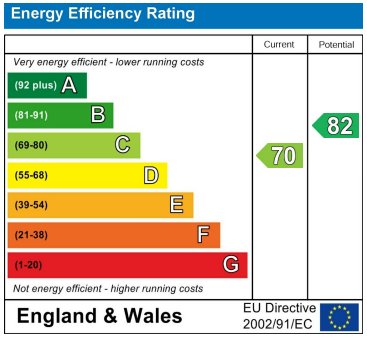
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band E - Warwick District Council





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