



The Old Judiciary
18 Rugby Road | Leamington Spa | Warwickshire | CV32 6DG

 FINE & COUNTRY

STEP INSIDE

The Old Judiciary

An extraordinary period residence offering exceptional scale, architectural drama and outstanding leisure facilities in one of Leamington Spa's most desirable areas. Extending to approximately 6,675 sq. ft internally and approximately 7,592 sq. ft overall. The Old Judiciary is a genuinely rare home, combining the proportions and character of its handsome original building with imaginative contemporary additions. The property is not listed and sits within the Royal Leamington Spa Conservation Area, offering the character and setting of a period home alongside significant modern enhancements.

The accommodation has been designed for both impressive entertaining and relaxed family life. A spectacular curved staircase rises beneath a glazed roof at the heart of the house, while a vast open-plan kitchen and family room, formal reception spaces, six bedrooms and a superb indoor leisure suite create a home of remarkable versatility. Modern comforts include underfloor heating to the first floor, recreation room and parts of the ground floor, individually controlled room temperatures, integrated sound system and roof-mounted solar panels. The enclosed grounds offer privacy in a highly convenient town setting, with garaging, gym, indoor swimming pool, and recreation room completing an exceptional proposition.

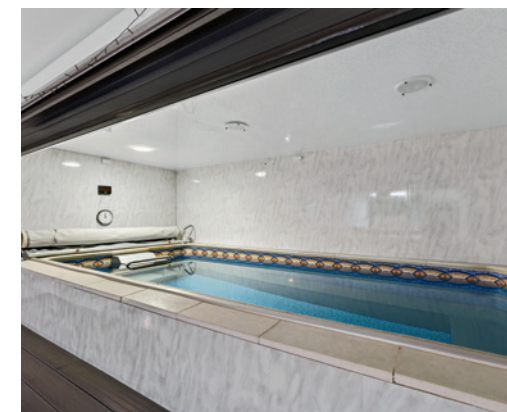
Ground Floor

The house is approached through a substantial reception hall, where the sculptural curved staircase and glazed roof immediately establish the sense of character found throughout the property. This impressive central space provides a memorable welcome and connects the original reception rooms with the later leisure and entertaining accommodation.

Beyond the principal hall, the house opens into a remarkable sequence of lifestyle spaces. A practical utility room leads directly from the hall, with a generous screened porch providing an additional sheltered outdoor space. The substantial recreation room is arranged for entertaining and includes a fitted bar, cinema projection facilities and ample space for games and informal seating. The dedicated sound system and cinema-style setup further enhance this space, making it particularly well suited to film nights and larger-scale entertaining.

The indoor Endless swimming pool forms the centrepiece of the leisure suite, complemented by a dedicated gym, shower room and steam room. This self-contained area creates an exceptional year-round environment for exercise, relaxation and entertaining, with direct access to the gardens and garage.

A large garage provides secure parking and valuable storage, while the basement offers further practical space.





First Floor

The first floor is devoted primarily to expansive family and entertaining space. The kitchen is exceptionally well-appointed with contemporary cabinetry, generous worksurfaces, integrated appliances and a substantial central island. It flows naturally into a spacious family room, creating a sociable everyday hub with plenty of room for informal dining and relaxation.

Adjoining the kitchen is an impressive formal dining room, ideal for larger gatherings, with wide openings connecting the principal spaces. A separate sitting room provides further flexibility and opens onto a substantial balcony, creating an elevated outdoor entertaining area.

The dramatic galleried landing overlooks the reception hall below, allowing light from the glazed roof to filter through the centre of the house. A cloakroom completes this floor.

Underfloor heating extends across the first floor, providing an additional level of comfort throughout the principal living and entertaining spaces.



SELLER INSIGHT

“What initially attracted us to the property was the sheer sense of space, the history of the building and the extraordinary potential it offered. Many local people still know it as the Milverton Centre, but before that it had a fascinating past as a police station, courtroom, prison and exercise yard. We could immediately see the opportunity to transform it into a substantial family home while retaining reminders of its history, and the conversion took around two years. The result is a house that combines traditional character with large contemporary living spaces, modern technology and an enormous amount of flexibility.

The open-plan kitchen and living area has undoubtedly become the heart of the home. It is spacious, relaxed and sociable, while the adjoining conservatory and snug provide another comfortable place to retreat. The more traditional rooms at the front offer a completely different atmosphere. We have particularly enjoyed the recreation area, with its Endless Pool, hot tub, steam room, pool table, dartboard and cinema screen. One of the great advantages of the house is that different generations can enjoy completely different parts of it without ever feeling on top of one another.

The combination of history, scale, leisure facilities and technology is what makes the property so unusual. Every room is hard-wired for internet connectivity, while built-in speakers in the principal bedrooms, bathrooms, living areas, snug, conservatory and recreation room allow music to be enjoyed throughout the house. Heating can be controlled independently in each room, with underfloor heating to the large open-plan areas, and the building was insulated to a very high standard during the conversion. We particularly love the sweeping staircase, which has become an important part of our family history and the setting for many photographs over the years.

The house has adapted wonderfully to family life, entertaining and working from home. The front of the property has provided separate business accommodation, while the remainder offers extensive space for everyday living and multigenerational use. The house is surprisingly practical to run for its size, with zoned heating, extensive insulation and solar panels contributing to its efficiency. The solar installation also benefits from the original Feed-in Tariff arrangement, with around ten years remaining, providing an income alongside reducing the amount of electricity purchased from the grid.

Outside, we deliberately created spaces that could be enjoyed without becoming labour-intensive. The garden is relatively low maintenance, with a summer house, small terrace and larger private balcony providing several places to sit and entertain. The balcony is particularly enjoyable for summer barbecues and long evenings with friends, while the garden provides a peaceful extension to the house.

We have hosted countless parties, celebrations and family occasions here, and the house really comes into its own when it is full of people. Different groups can naturally spread throughout the property, whether gathered around the kitchen, playing pool or darts, enjoying the hot tub and pool, sitting outside or watching a film. Some of our most treasured memories, however, are centred around the sweeping staircase. We have taken family photographs there over the years, recreating the same pose as the children have grown up and grandchildren have joined the picture. It has become a wonderful visual record of our family's life here.

The location is another great advantage, being close to the centre of town while still enjoying a pleasant, leafy setting away from the bustle. Shops and everyday amenities are conveniently close, and the lack of parking restrictions in the immediate neighbourhood is particularly useful for family and friends visiting. Above all, we would encourage the next owners to make the most of the flexibility of this remarkable building and, most importantly, to fill it with people. From dinner and drinks to a swim, a game of pool, a barbecue or a film, it is a home designed for living, entertaining and creating memories. After its fascinating journey from police station and courtroom to the Milverton Centre and, ultimately, our family home, we hope the next owners will enjoy writing the next chapter of its history.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Second Floor

The principal bedroom suite is particularly impressive, offering generous proportions, a walk-in closet with extensive fitted wardrobes and a beautifully appointed en-suite bathroom with both bath and separate shower facilities. Built-in speakers provide integrated sound system within the principal bedroom.

Four further double bedrooms occupy this level. Three benefit from their own en-suite bathrooms, while the remaining bedroom is served by the family bathroom. The broad galleried landing and curved balustrade continue the property's distinctive architectural character and create a light, open transition between the rooms.

Third Floor

The upper floor offers a further substantial bedroom with a dedicated dressing room, office space and shower room. This versatile level is ideal for older children, guests or an au pair, and could equally provide private work, hobby or studio accommodation away from the main living areas.





STEP OUTSIDE

The Old Judiciary

The property occupies a prominent yet private position behind established boundaries. A gated driveway provides parking for multiple vehicles and access to the substantial garage, while mature trees and planting soften the handsome period elevations and create an attractive sense of seclusion.

The gardens are arranged to support both entertaining and family life, with terraces and sheltered areas flowing from the house. A detached garden room provides a charming additional retreat and would suit use as a studio, quiet home office or summer entertaining space.

The first-floor balcony adds another distinctive outdoor setting, while direct links between the garden, recreation room and pool suite make the house exceptionally well suited to large-scale entertaining.

Location

Rugby Road is a highly regarded address on the northern side of Leamington Spa, well placed for the town centre and the sought-after residential districts of Milverton and North Leamington. The area offers an excellent balance of established surroundings, everyday convenience and access to green open space.

Leamington Spa is renowned for its Regency architecture, award-winning parks and excellent selection of independent shops, restaurants and cafés. The town and surrounding area offer a strong choice of highly regarded state, grammar and independent schools, together with leisure, cultural and sporting amenities.

Road links provide convenient access to Warwick, Kenilworth, Coventry, the A46 and M40. Leamington Spa railway station offers regular services to Birmingham and London Marylebone, making the location particularly attractive for commuters.







Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band G – Warwick District Council

Property Construction: Standard – brick & slate tile

Windows: Double glazed throughout, with the atrium roof and conservatory benefiting from triple glazing.

Heating: Mains gas central heating, with two boilers. One boiler is dedicated to the underfloor heating system, while the second provides heating via radiators and hot water.

Heating Controls: Individual room thermostats provide independent temperature control throughout the property, with the master control located in the kitchen.

Hot Water: Pressurised hot water system.

Electricity Supply: Mains

Electricity: Three-phase electricity supply, with roof-mounted solar panels.

Water Supply: Mains

Drainage & Sewerage: Mains

Insulation: The property benefits from well-insulated walls incorporating substantial insulation panels.

Broadband: FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking: Double garage and approximately 2 off-road parking spaces.

Total Internal Floor Area: 6,675 sq. ft (7,592 sq. ft in total with garage, etc)

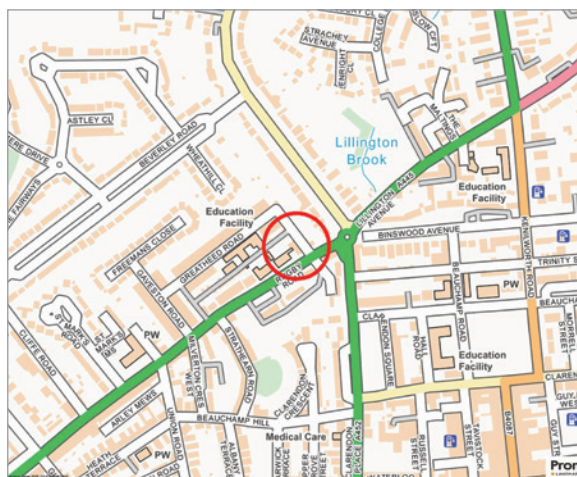
Notes: The property is situated in Royal Leamington Spa Conservation Area. The property is not listed.

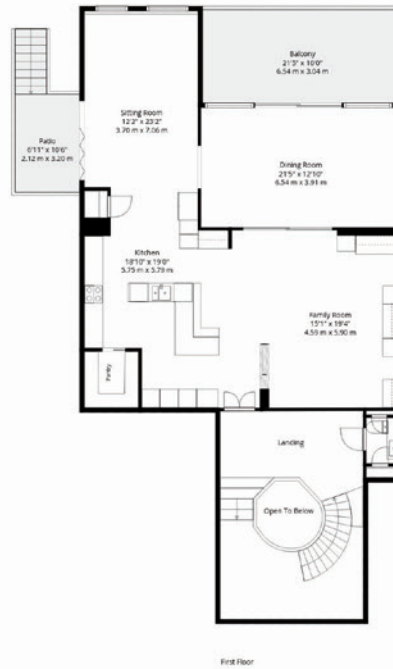
Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country on 01926 455 950.

Website

For more information visit: www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents





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



GROSS INTERNAL AREA: 6675 sq ft, 621 m²
 OPEN TO BELOW & LOW CEILING: 217 sq ft, 20 m²
 BALCONY: 215 sq ft, 20 m²
 GARAGE: 485 sq ft, 45 m²

OVERALL TOTALS: 7592 sq ft, 706. m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





AMRITA PUNIA

PARTNER AGENT



NICOLA MOORE

BRANCH PARTNER

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