



## ST. JAMES MEADOW ROAD, MILVERTON

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An aerial photograph of a residential neighborhood. The houses are primarily two-story brick buildings with red-tiled roofs. The area is surrounded by green fields and trees. A large white sign with a black border is positioned in the center of the image, pointing to a specific house. The sign contains the text 'complete SALES & LETTINGS' and 'FOR SALE'.

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**FOR SALE**



Complete are delighted to present this exceptional four-bedroom detached family home, ideally situated in a highly sought-after North Leamington location.

St James Meadow Road is a modern, peaceful cul-de-sac where properties rarely come to market. This particular home enjoys an enviable position within the development, backing onto picturesque open countryside, facing a spacious green and set within a quieter section of the road shared by only a select number of neighbouring properties. The property has been thoughtfully extended and reconfigured the ground floor to create a spacious and versatile living environment. The accommodation now features two generous reception rooms alongside a beautifully designed open-plan breakfast kitchen—perfect for both everyday living and entertaining. The first floor offers a well-appointed master bedroom with en-suite, complemented by three further spacious double bedrooms. Externally, the property boasts excellent kerb appeal, with a well-maintained front garden and a generous driveway providing ample parking. The home is ideally positioned within a desirable school catchment area and is conveniently located just a short walk from Leamington town centre.

### Entrance Hall

Entered via a uPVC double-glazed front door with obscure glass into a spacious porch with wood-effect laminate flooring, ceiling light, and useful storage. A double-glazed internal window looks through to the family dining and lounge area. A further door leads into a generous entrance hall with two ceiling light points, doors to the breakfast kitchen, lounge diner, guest WC, and additional lounge extension. Also featuring a central heating radiator, under-stairs storage cupboard, and stairs rising to the first floor.

### Lounge/Diner

A spacious L-shaped room featuring wood-effect laminate flooring and four large double-glazed windows to the front and side, allowing for an abundance of natural light. With three ceiling light points and central heating radiators

### Breakfast Kitchen

A spacious, well-appointed breakfast kitchen fitted with a range of base and wall units, complemented by a front-facing double-glazed bay window. Features include a four-ring induction hob with stainless steel extractor and splashback, integrated Hotpoint oven and grill, dishwasher, and washing machine, plus space for a large American-style fridge freezer. Further benefits include spotlights, under-cabinet lighting, deep pan drawers, and central heating radiators. A breakfast bar provides seating, while glazed doors open onto the rear patio and garden—ideal for modern family living

### Sitting Room/Studio

Currently used as a second lounge and art workshop, this flexible space features wood-effect laminate flooring, ceiling and wall lighting, and central heating radiators. Double-glazed windows to the rear and bi-fold doors open onto the patio and garden, with a door leading to the shower room

### Shower Room

Fitted with tiled flooring and partially tiled walls, comprising a double shower enclosure, low-level WC, and ceramic wash basin with mixer tap set within a vanity unit. Also featuring a heated towel radiator, LED mirror, cabinet housing the boiler, extractor fan, ceiling light, and an obscure double-glazed window to the side aspect.

### Guest WC

Fitted with wood-effect laminate flooring, comprising a low-level WC and ceramic wash basin with mixer tap set within a vanity unit. Further benefits include a wall-mounted LED mirror, central heating radiator, and extractor fan

### Stairs & Landing

Fully carpeted stairs rise to a bright landing with a large window overlooking the rear aspect. Featuring a ceiling light point, painted wood balustrade, central heating radiator, loft access, and a useful storage cupboard. Doors lead to four bedrooms and the family shower room

### Bedroom One

A spacious double bedroom featuring a double-glazed window to the front aspect, wood-effect laminate flooring, fitted wardrobes, a ceiling light point, and a central heating radiator. Door to the en-suite bathroom.



### Ensuite

Fitted with wood-effect laminate flooring and part-tiled walls, comprising a double shower enclosure, low-level WC, and ceramic wash basin with mixer tap set within a vanity unit. Also featuring a heated towel radiator, extractor fan, and a double-glazed window to the rear aspect

### Bedroom Two

A fully carpeted double bedroom with a front-facing double-glazed window, ceiling light point, fitted wardrobe, and central heating radiator. Offers space for additional bedroom furniture including bedside tables and a vanity unit

### Bedroom Three

A good-sized double bedroom, fully carpeted, with dual aspect windows to the front and side elevations. Featuring a fitted wardrobe with overhead storage, ceiling light point, and central heating radiator.

### Bedroom Four

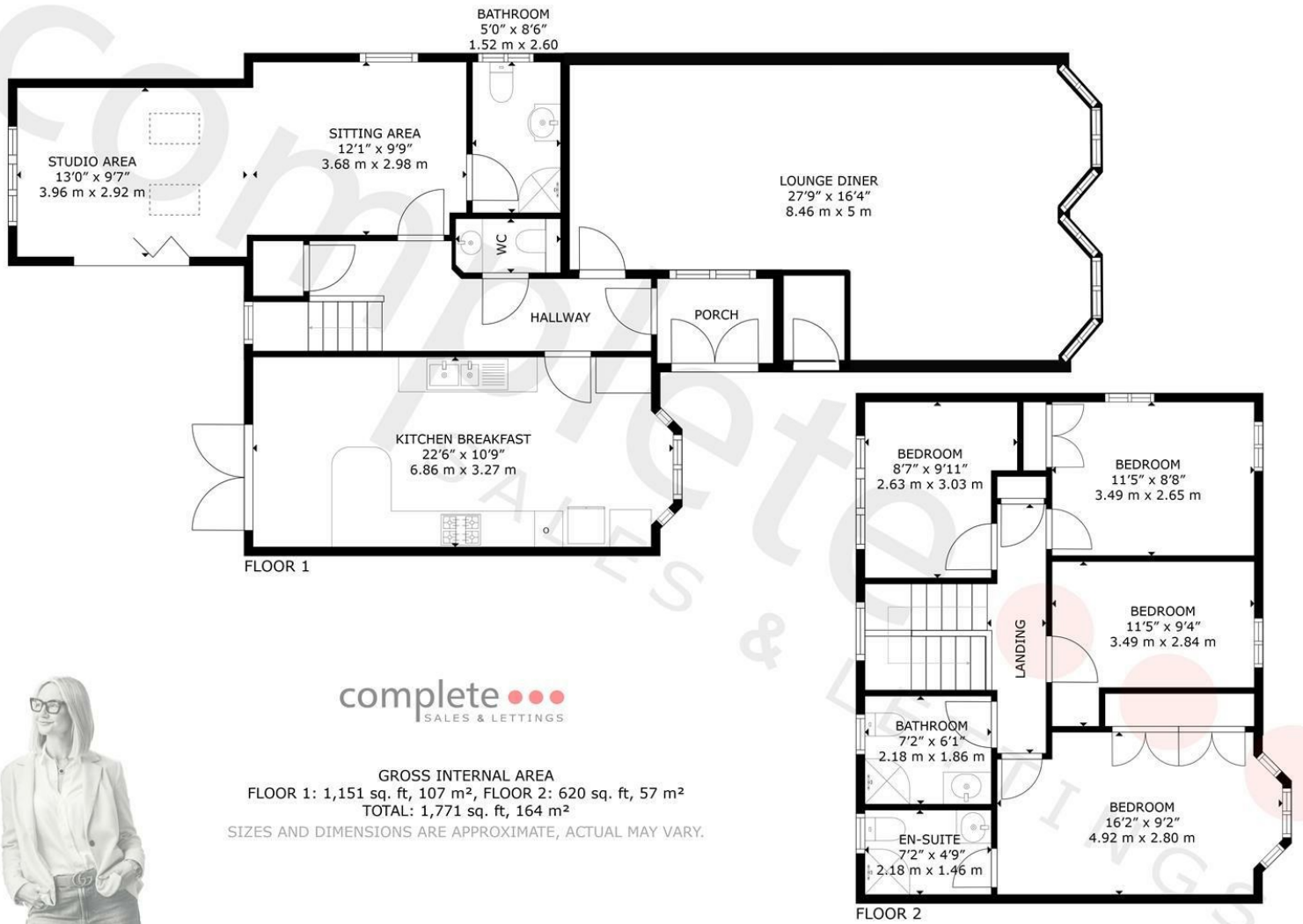
A carpeted double bedroom featuring a large double-glazed window overlooking the rear elevation and Warwickshire countryside. Includes a central heating radiator, ceiling light point, and fitted hanging rails for storage

### Family Bathroom

Stylish bathroom with wood-effect laminate flooring, contemporary tiled walls, and a double shower enclosure with rainfall and handheld shower heads. Featuring a ceramic wash basin with mixer tap set within a vanity unit, wall-mounted LED mirror, heated towel radiator, extractor fan, and an obscure double-glazed window to the front aspect

### Rear Garden





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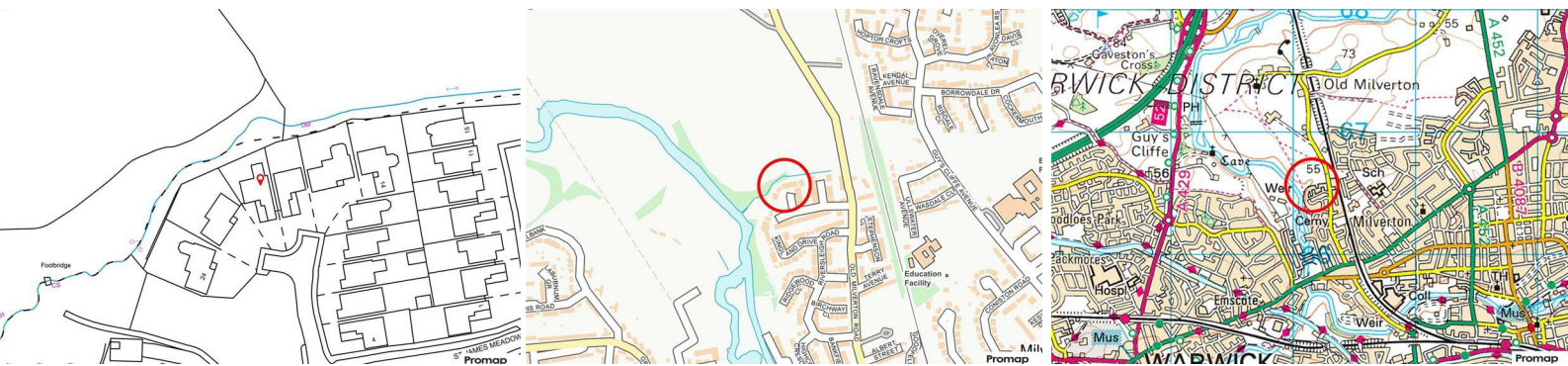
A private rear garden backing onto open Warwickshire countryside, offering a peaceful setting within a short walk of The Saxon Mill. The garden is mainly laid to lawn with a patio seating area, fully enclosed by mature trees and shrubs, and benefits from gated side access





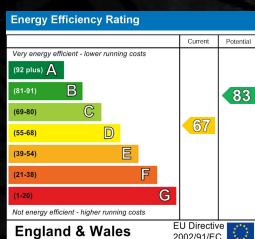
- Detached Family Home
- Four Double Bedrooms
- Extended
- Three Shower Rooms
- Countryside Views

- North Leamington Location
- Two Reception Rooms
- Open Plan Breakfast Kitchen
- Guest WC
- Viewing Essential



## ST. JAMES MEADOW ROAD, LEAMINGTON SPA

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



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