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RESIDENTIAL

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29, Milverton Crescent, Leamington Spa



A magnificent, Grade II Listed Regency townhouse of immense style and character, providing substantial five bedroomed accommodation arranged over five floors, including impressive recently refurbished lower ground floor, in highly regarded North Leamington Spa location.

Milverton Crescent

Is a highly regarded North Leamington Spa location, comprising many fine period dwellings, being conveniently sited within easy reach of the town centre and all facilities and amenities including shops, schools and a variety of recreational facilities, also within easy reach of the motorway network and local railway station. This particular part of Milverton Crescent uniquely fronts a most pleasant tree lined walk-way of note, and the location in general has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 29 Milverton Crescent, which is an

outstanding opportunity to acquire a magnificent, five storey Grade II Listed Regency townhouse of immense style and character, sympathetically modernised to retain much of the property's original character features, yet successfully integrating a high level of modern appointment throughout the property. A particularly notable feature of the property is the recently refurbished lower ground floor, which provides considerable additional flexibility to the property. The property also enjoys the benefit of a most pleasant, landscaped garden and has been maintained by the present owners to a quite exceptional standard throughout. The agents consider internal inspection for this quite exceptional property to be essential for the proportions, character, and level of accommodation to be fully appreciated.

In detail the accommodation comprises:-

Reception Hall

With leaded timber and glazed panelled entrance door, with glazed fanlight over, stone tiled floor, decorated with dado rail, coving to ceiling, central ceiling rose, period style cast iron radiator, original staircase and balustrade off with glazed panelled screen and access to lower ground floor under. Built-in cloaks cupboard and original panelled doors off.

Rear Hall

With timber and glazed panelled rear door, wood effect flooring, cloaks hanging, original full height cupboards, leading to...

Utility Room

6'10" x 6'7" (2.08m x 2.01m)

With base cupboard and drawer units, with timber work surfaces, single drainer, Porcelain sink unit with mixer tap, Worcester gas fired central heating boiler and airing cupboard with lagged cylinder. Plumbing for





automatic washing machine, space for tumble dryer, cupboards over, downlighters.

Dining Room

19'6" x 14' (5.94m x 4.27m)

With bay window with custom built cushioned window seating, with plantation blinds, oak flooring, period cast iron fire place with tiled insert, marble mantle and with timber style radiator. Picture rail, coving to ceiling, central ceiling rose, original timber panelled doors lead to...

Kitchen

13'3" x 12'6" (4.04m x 3.81m)

Incorporating bespoke fitted kitchen, with sash window, plantation blind, period style radiator, oak flooring, coving to ceiling, downlighters. Extensive range of attractive base cupboard and drawer units, with granite work surfaces and returns, with glazed splashbacks over. Stainless steel twin bowl sink unit with mixer tap, built-in

dishwasher, fridge freezer and "Steel" Range with extractor over, flanked by further range of high level cupboards, built-in microwave, matching island unit incorporating base cupboard and drawer units, and breakfast bar.

Accessed from the Reception Hall is a stone staircase leading to the...

Lower Ground Floor

With hallway with wood effect flooring, radiator, understairs recess.

Refitted Kitchen

13' x 10'6" (3.96m x 3.20m)

With extensive range of base cupboard and drawer units, complementary work surfaces, tiled splashbacks, high level cupboards over, built-in dishwasher, washing machine, fridge freezer, oven and hob unit, stainless steel sink unit with mixer tap, further range of "shallow" base units, concealed pelmet lighting and microwave.

Lounge

15'10" x 14' (4.83m x 4.27m)

With fireplace recess feature, double radiator, twin glazed panelled doors to lightwell, herringbone pattern wood block floor, radiator, wall light points, downlighters, coving to ceiling, double radiator.

Bedroom

13' x 12' (3.96m x 3.66m)

Attractive panelled effect to walls, two double wardrobes, hanging rail, shelves, wood effect flooring with connecting door to lounge, and radiator.

Shower Room/WC

10'4" x 4'6" (3.15m x 1.37m)

With oversized tiled shower cubicle, integrated shower unit, wash hand basin, mixer tap, low flush WC, being half tiled, with tiled floor, vaulted ceiling, downlighters, chrome heated towel rail.





Stairs and Mezzanine Landing

With original balustrade, leads to the...

Bathroom/WC

11'6" x 6'6" (3.51m x 1.98m)

With wood floor, tongued and grooved panelling, integrated mirror, period style radiator, low flush WC with concealed cistern, vanity unit with wash hand basin, wall mounted mixer tap, bidet, tiled cubicle, and integrated shower unit, extractor fan, plantation blind.

Stairs and First Floor Landing

With tubular radiator, balustrade, dado rail.

Study/Bedroom

11' x 13'6" (3.35m x 4.11m)

With extensive range of custom built furniture including large bookcase with cupboard units under, two further double, three quarter height wardrobe/cupboard units, sash window with plantation blind, coving to coving, picture rail.

Drawing Room

16' x 20' (4.88m x 6.10m)

With marble mantle, slate tiled hearth, and dog grate, picture rail, coving to ceiling, central ceiling rose, three period style radiators.

Stairs and Further Mezzanine Landing

With sash window, plantation blind, leads to...

Second Floor Landing

With understairs cupboard.

Bathroom/WC

13'9" x 11'7" (4.19m x 3.53m)

With sash window, plantation blind, downlighters, vanity unit with marble splashback, with twin bowl sinks with mixer taps, electric mirror, travertine tiled floor, stand-alone designer bath with mixer tap shower attachment, low flush WC, period style radiator, walk-in shower enclosure with integrated shower unit. Heated towel rail, full height cupboard unit.

Bedroom

16' x 10'4" (4.88m x 3.15m)

With one triple and one double wardrobe, with hanging rail, cupboards over, period style radiator, downlighters, period style fireplace, sash window.

Bedroom

16' x 8'7" (4.88m x 2.62m)

With period style radiator, triple wardrobe, hanging rail, shelf, picture rail, downlighters.

Stairs and Landing

With balustrade including access to storage within the eaves, lead to...

Bedroom

9' x 9'10" (2.74m x 3.00m)

With access to storage facilities within the eaves, period style radiator, Velux window.





Bedroom

17'9" x 8'9" (5.41m x 2.67m)

With radiator, access to storage facility within the eaves, twin Velux windows, exposed purlin feature.

Outside

To the front of the property is a beautifully landscaped garden, featuring large, paved terrace, the centre piece to the garden being a box hedge parterre, planted with roses and central water feature. Further large garden area with artificial grass, ideal for a variety of uses, flanked by mature foliage and trees. To the rear of the property is a railed courtyard with access to lower ground floor.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 G.

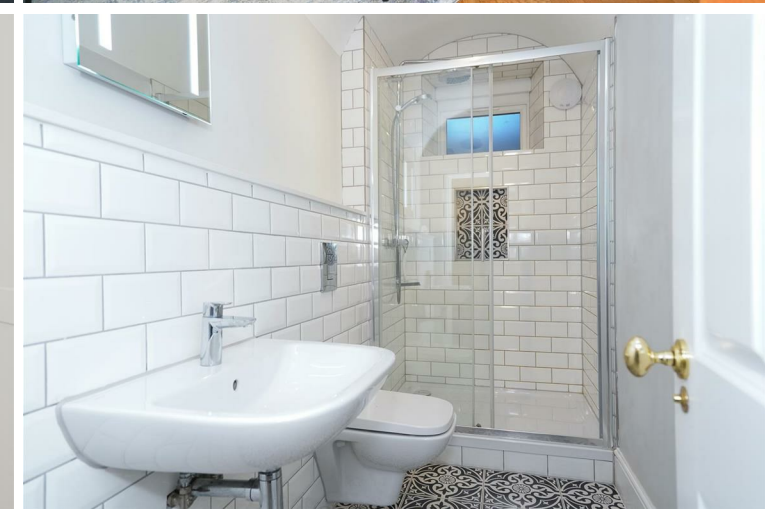
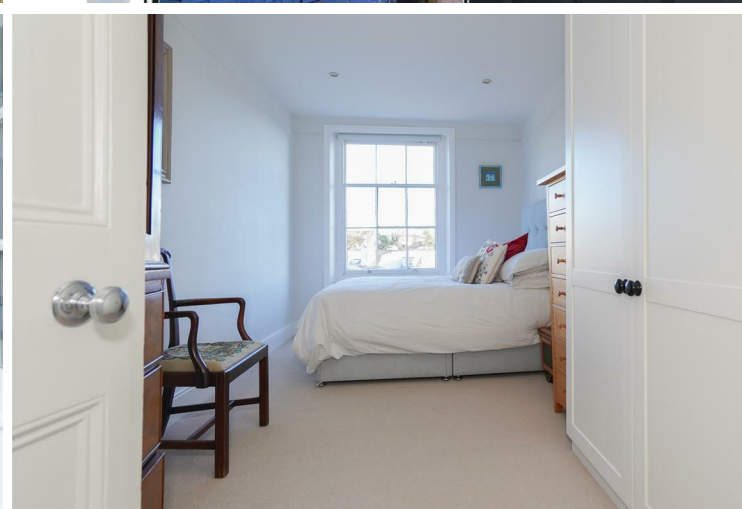
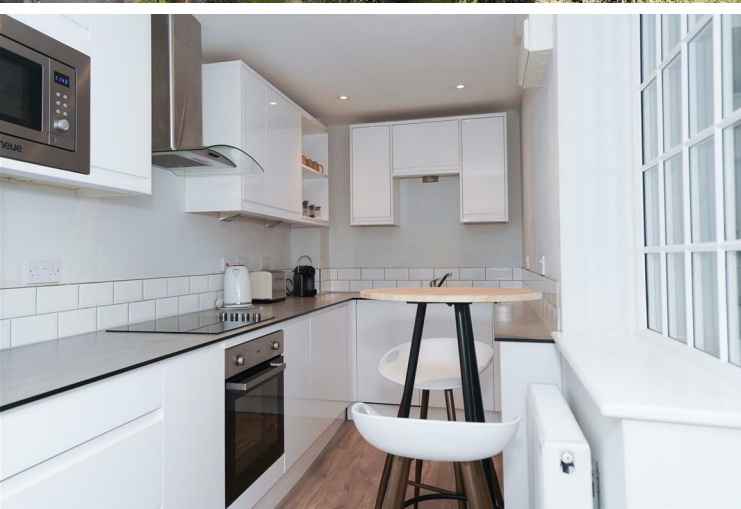
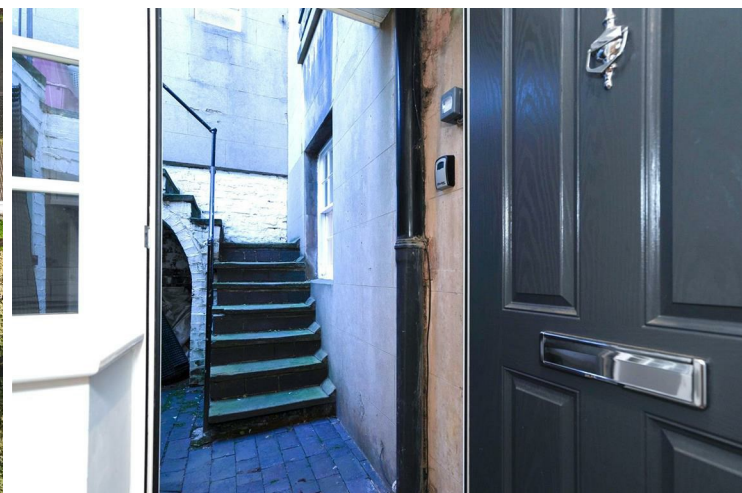
Location

CV32 5NJ

Parking

For £25 a month 3 residents car parking permits and never has an issue parking as it is permit only (so she doesn't want feedback saying 'no garage' etc as we should have pointed this out to any viewers beforehand)

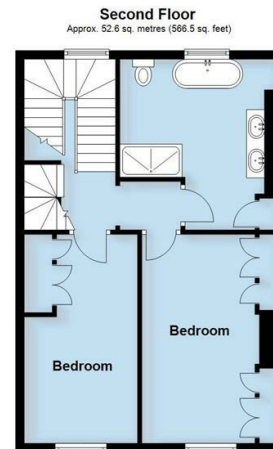






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- Lettings and Property Managers
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Total area: approx. 268.7 sq. metres (2892.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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