Connells

Milverton Crescent
Leamington Spa

Milverton Crescent
Leamington Spa CV32 5NQ

for sale

Offers in Excess of

£1,000,000

Property Description

This elegant Grade II Listed Regency townhouse, believed to date from c.1834-1838, occupies a prestigious position within one of Royal Leamington Spa's most sought-after crescents. Nestled within a secluded crescent just moments from the town centre, the property forms part of the distinguished period architecture for which Royal Leamington Spa is renowned.

Offering almost 3,000 sq ft of beautifully proportioned accommodation arranged over five floors, this exceptional residence seamlessly combines period grandeur with versatile modern living. Rich in character and architectural detail, the property boasts five reception rooms, providing an abundance of space for both entertaining and family life, together with a well-appointed breakfast kitchen, utility room, two shower rooms, and four generously sized bedrooms, including a superb principal suite with en suite facilities. The extensive and flexible accommodation offers excellent potential for the creation of a self-contained annexe, making the property ideal for multi-generational living, guest accommodation, or those seeking dedicated home-working space.

To the rear, a low-maintenance south-west facing garden provides an attractive outdoor space, perfectly positioned to enjoy afternoon and evening sunshine.

A rare opportunity to acquire a substantial Regency townhouse in one of Leamington Spa's most desirable residential locations, offering exceptional living space, character and future potential.

Location

Milverton Crescent is widely regarded as one of Leamington Spa's most desirable locations, offering a rare combination of privacy, architectural heritage and convenience. Approached via a private stone driveway set back from the road just off Rugby Road, the property enjoys a rare combination of privacy and convenience. An excellent range of local amenities is within easy reach, while families will appreciate the proximity to several highly regarded schools, including North Leamington School, Trinity Catholic School, Brookhurst Primary School, and Milverton Primary School.

Residents enjoy easy access to the town's vibrant array of independent boutiques, restaurants, cafés, parks and cultural attractions, while excellent transport connections provide links to Warwick, Stratford-upon-Avon, Birmingham and London via the M40 motorway and nearby rail services.

Accommodation & Features

- Almost 3,000 sq ft of accommodation, with generous room sizes and proportions throughout.
- Large sash windows provide good natural light, with much of the historic layout and Georgian character retained.
- Aga in the breakfast room.
- Open fireplaces in both the breakfast room and principal lounge. Fireplaces are also recorded among the property's retained historic features.
- Modern bathroom provision includes the second-floor en-suite, incorporated sympathetically within the principal bedroom.

Basement

- Mechanical ventilation upgraded.
- Permanent dehumidification installed.
- Continuous humidity monitoring introduced to provide long-term environmental control.
- Existing basement windows are timber double-glazed units.

Garden & Rear Access

To the rear, the property enjoys an attractive enclosed two-level south-west facing garden, benefiting from pedestrian rear access and designed for ease of maintenance. A particular feature of the garden is its sunny south-westerly aspect, allowing it to enjoy the afternoon and evening sun, making it an ideal space for outdoor dining, entertaining, and relaxation.

Parking

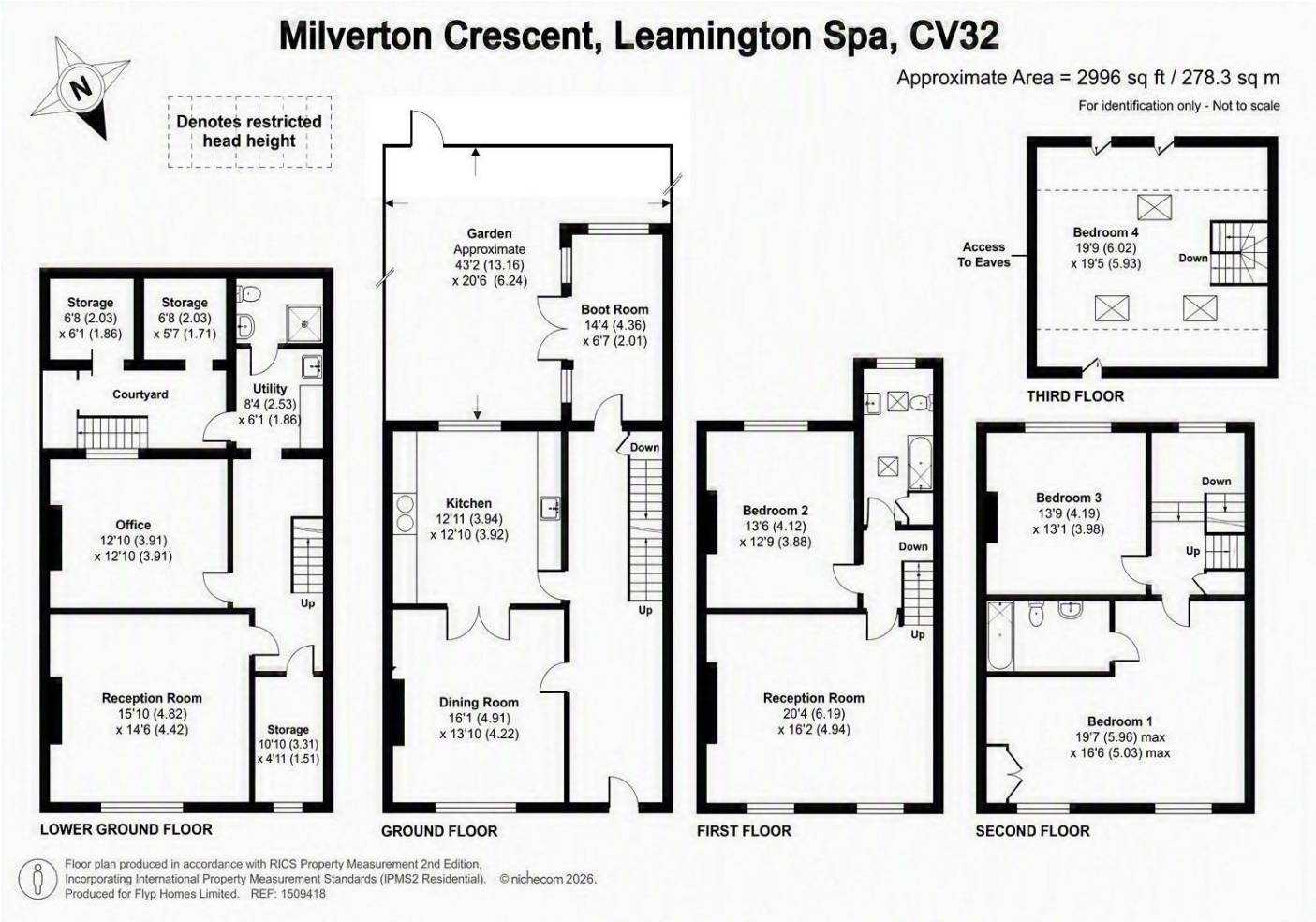
Dedicated off-street parking immediately outside the property with EV charger adjacent to the parking area.

Recent Works & Compliance

- Planning and Listed Building matters reviewed and necessary approvals obtained where required.
- Retrospective Building Regulations approval and Building Control sign-off secured.
- Updated EICR, together with certification for the consumer unit, EV charger and associated electrical works.
- Hard-wired mains-powered smoke detection system with supporting certification.
- Roof maintenance and repairs completed to coverings, chimneys, flashings and associated masonry, with supporting guarantees retained.
- Boiler, chimneys and principal services maintained, with servicing records assembled.
- Full Fibre broadband installed.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: E

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315639

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.