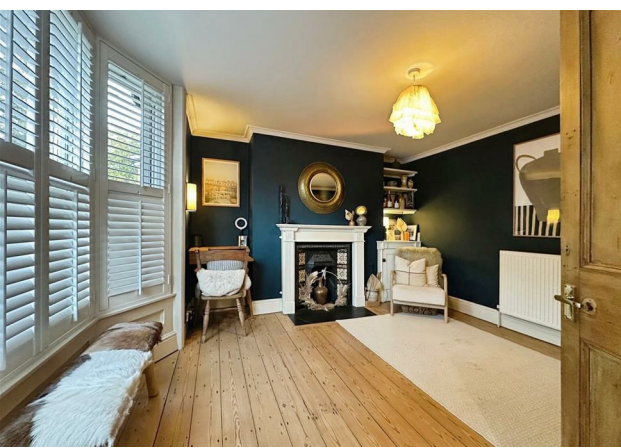
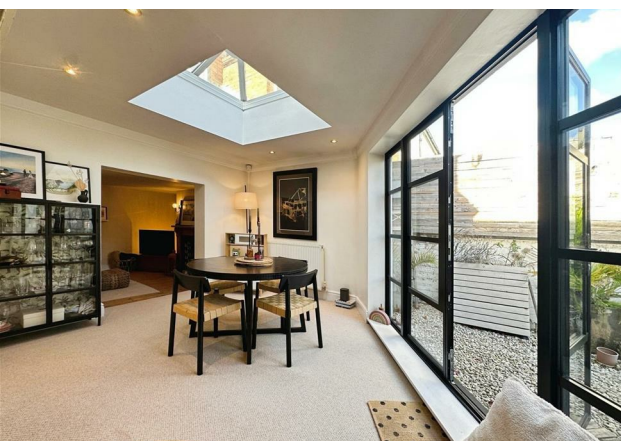




RUGBY ROAD, MILVERTON

complete ●●●
SALES & LETTINGS





An exceptional and beautifully presented period 1912 extended terrace home, set across three floors, full of character, charm, and unique design features, ideally located in the highly sought-after North Leamington area of Milverton, overlooking the stunning St Marks Church. This distinctive home offers a perfect blend of period elegance and modern living, comprising a stylish frontage with railings and porch canopy, welcoming entrance hall, elegant living room, cosy sitting room, and a refitted kitchen diner with striking glass feature doors leading to a low-maintenance landscaped garden. Arranged over the upper floors are three well-proportioned bedrooms, two bathrooms, and the added luxury of a basement gym or versatile workspace. Perfectly positioned within walking distance of the town centre, train station, and excellent local amenities, including boutiques, cafés, and popular pubs, as well as highly regarded schools — Milverton Primary, Brookhurst Primary, Trinity, and North Leamington School. A home of true individuality and style, offered with no onward chain.

It's in the details...

Entrance Hall

An original painted door leads into the entrance hall, which has oak flooring, wall lights, dado rail, spotlights and original timber doors to the living room, under-stairs storage cupboard, sitting room, door to the stairs leading to the bathroom and door to the kitchen diner. There's the main staircase that leads to the first floor.

Living Room

With exposed original floorboards, double glazed uPVC sash windows to the front with modern fitted shutters, beautiful ornate decorative fireplace with painted timber around, coving, fitted storage, alcove cupboard and shelving.

kitchen Diner

Open-plan extended space, with a glass roof lantern, coving, down-lights, two radiators and a feature black set of French doors with matching windows to the garden. The space is open through to the kitchen also a square opening through to the sitting room.

Kitchen

Engineered oak flooring, a stylish heritage deep blue kitchen, with antique brass cup handles and door knobs. Thick white quartz worktops with a butler style ceramic sink, with engraved drainer and surface-mounted mixer tap. There is a fitted dishwasher, a five ring gas hob, spice rack, a fitted washing machine, a fitted fridge freezer, fitted oven and a fitted microwave oven. There are black windows to the side elevation one with a fitted window seat. There is a breakfast bar and two Velux windows.

Sitting Room

With exposed original floorboards, feature fireplace with timber surround, wall lighting and a radiator. There is an antique style fitted mirror.

Cellar

The cellar is plastered, a fitted sump pump and painted in a very bold black colour. There is uPVC double glazed windows to the front. They use this space as the gym.

Guest Bathroom

A short flight of steps is the guest bathroom which has a bath, glass shower screen with a mains thermostatic shower over. There is a toilet, a pedestal hand wash basin, white towel radiator and a deep storage cupboard with the gas boiler. LED mirror, a uPVC double glazed window, an extractor, tile flooring and tiles splash-backs.

Landing

A carpeted landing with a uPVC double window, a small flight of stairs to a mini landing to the bedroom and shower room. Another small flight of stairs to bedroom number two and timber door through to the main bedroom.

Main Bedroom

Beautifully decorated with a uPVC double glazed sash window, with modern shutters, a Velux window with a fitted blind, an original fireplace, a radiator and a double fitted wardrobe.

Bedroom Two

With a uPVC double glazed sash window to the front, with a great view of St Marks Church and there are modern fitted shutters. There is a fitted double wardrobe and an



original style wardrobe. Radiator.

Bedroom Three

A double bedroom in a children's jungle theme, with some decorative fitted panelling, a uPVC double glazed sash window to the front, with a great view of St Mark's Church and has modern fitted shutters. Radiator.

Shower Room

Comprises of a sink, a toilet, a chrome towel radiator, a uPVC double glazed window and a step-in shower enclosure with bi-fold glass door and a mains rainfall shower. LED mirror.

Rear Garden

A low maintenance garden which has painted decking, built-in timber seating, outdoor lighting and stoned areas.

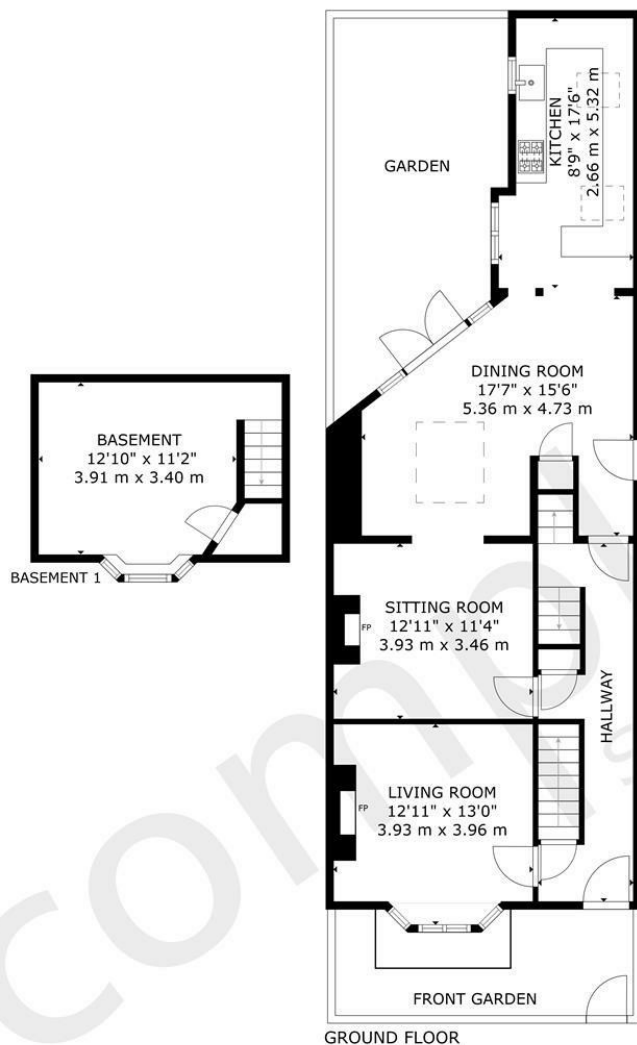
Front Garden

With a small high brick wall, with iron railings & gate that lead into the front garden, which has a stone pathway and a rustic metal canopy porch and detailed door carpentry reveals to the original painted front door with a lion head knocker. The front garden is stoned with an enlarged brick light well to the basement.

Location

A Victorian end-terraced house in the popular North West area of Leamington Spa called Milverton, in a sought-after conservation area, walking distance to the train station and the town centre. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam. There is a wealth of elegant properties, the Victorian and Georgian heritage for which Leamington is renowned. Leamington has a diverse range of boutiques,





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GROSS INTERNAL AREA
BASEMENT: 182 sq. ft, 16 m², GROUND FLOOR: 862 sq. ft, 80 m²
FLOOR 1: 101 sq. ft, 9 m², FLOOR 1: 450 sq. ft, 41 m²
TOTAL: 1,595 sq. ft, 146 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

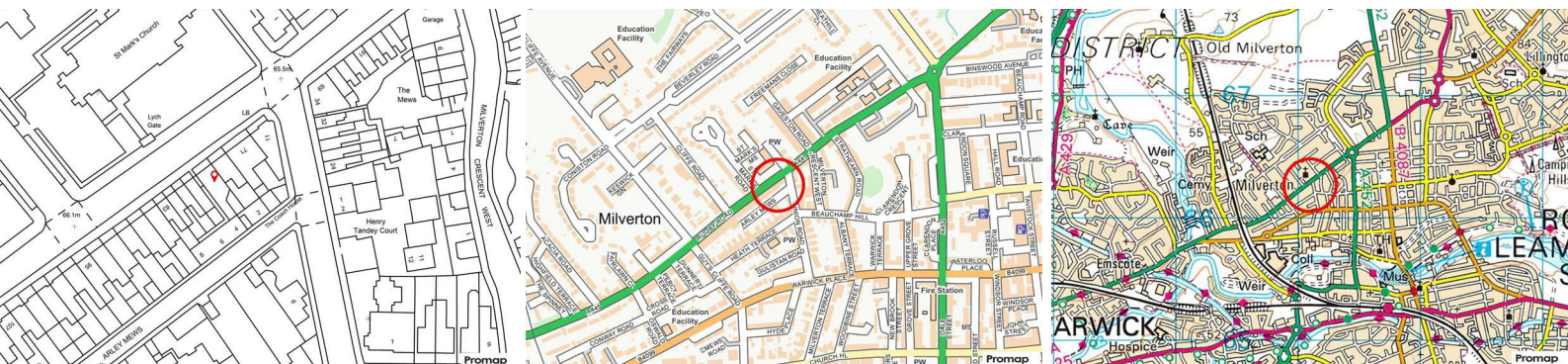


high-street shopping, cafés, restaurants, bars and activities for all ages. The area has some excellent schools, such as Brookhurst Primary School, Trinity School, Milverton Primary and great private schools notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School and Kings High School for Girls. Leamington Spa train station is around a 15-minute walk, (trains to London Marylebone from 70 mins and Birmingham from 31 mins), M40 (J13 & J15) 4 miles, Stratford upon Avon 11 miles, Coventry 8.4 miles (trains to London Euston from 61 mins), Birmingham International Airport 17 miles, Birmingham City Centre 18 miles (distances and times approximate).



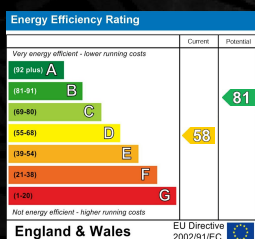


- Period Extended Terrace
- Three Bedrooms
- Basement Gym
- Stylish Quartz Heritage Kitchen
- Prestigious North Leamington- Milverton
- Character Filled 1912 Home
- Two Bathrooms
- Two Reception Rooms
- Rear Low Maintenance Garden
- Faces St Marks Church & No Chain



RUGBY ROAD, LEAMINGTON SPA

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



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