

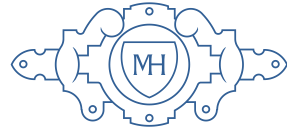


Milverton Hall

KNIGHT FRANK



 Knight
Frank



Welcome to

Milverton Hall

Haven Lifestyle Properties presents a truly unique opportunity to own a piece of history

Originally built as a market garden at the turn of the last century, Milverton Hall has been restored to a standard not commonly achieved, with attention to detail evident at every turn. As breath-taking as the nature that surrounds it, escape to modern luxury in a historic setting.

Old Milverton Lane, Leamington Spa CV32 6RW



MILVERTON HALL

Honouring a Legacy

LIVING IN LUXURY



“A reinstatement of the original character of the building has been achieved by reintroducing the interior spatial room proportions while sensitively restoring the building’s fabric and features. Innovative interior interventions are blended with complementary extensions and new buildings set in a luscious natural environment with high quality landscaped features woven in. The achieved result is the conservation of the property’s historic integrity within a beautiful setting with new internal features forming unique and outstanding homes for modern living.

ANTONY KAVANAGH - ARCHITECT



HISTORY

Old Milverton

Milverton Hall sits a stones throw down the River Avon from the historical hamlet of Old Milverton, nearby to both Warwick and Leamington Spa.

The development is a lovingly restored site once homing a Quarry Market Garden and Nursing Home constructed at the start of the 19th Century.

Many of the original features have been retained and the views remain unspoilt.

River Park Nursing
Home from the sky

1949



MILVERTON HALL

The Apartments

AND COACH HOUSES

Comprising eight spacious flats and two coach houses, separate from the main building, Milverton Hall combines classic exteriors with contemporary internal comfort. Located just a four minute drive from Royal Leamington Spa and ten minutes from Warwick, but with uncompromised views of the beautiful English countryside, you can enjoy rural living with convenient amenities minutes away.





LOCATION

Travel



BY TRAIN (LEAMINGTON STATION)

London Marylebone **80 mins**
Reading **60 mins**
Birmingham Moor Street **35 mins**
Oxford **35 mins**



BY CAR

Leamington **4 mins**
Warwick **10 mins**
Stratford-upon-Avon **20 mins**
Birmingham Airport **30 mins**
Oxford **90 mins**
London **180 mins**

River Leam flowing
through Jephson
Gardens

ROYAL LEAMINGTON SPA



LOCATION

Surrounding Area

HAMLET OF OLD MILVERTON

The Hamlet of Old Milverton is a charming, hidden gem of a village which hosts a summer fete that has taken place for over 120 years. The Anglican parish church of St. James is where political scientist, and husband to Vera Brittan, Sir George Catlin is buried.

LEAMINGTON SPA

Originally Leamington Priors, this once small village drew attention for the healing properties of its water in the 19th century. Now Royal Leamington Spa is more commonly visited for its retail arcades, vibrant restaurants and welcoming pubs, with the regency architecture serving as a beautiful reminder of its history.

WARWICK

Lying west of Royal Leamington Spa Warwick has been inhabited since the 6th century and is home to Warwick castle, built during the Norman conquest of England in the 9th century. Today this historic town is just as well known for its world renowned schools and university, as it is for its beautiful High Street.

STRATFORD UPON AVON

With Stratford-Upon-Avon a short drive away, you will have the world class performances of the Royal Shakespeare Company at your fingertips. After the performance unwind in numerous restaurants and bars in this iconic Cotswolds town.



MILVERTON HALL

THE GROUNDS & GARDENS

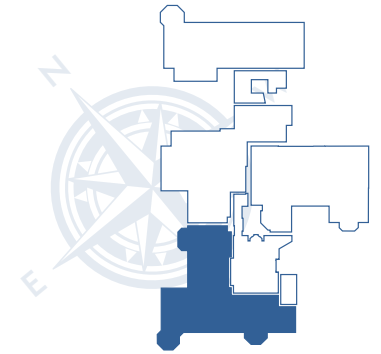




GROUND FLOOR

Apartment One

Spacious open plan living with a unique octagonal tower dining area and original ornate fire setting.



2 Bedrooms
3 Bathrooms
Shared Garden
Communal Entrance

Entrance Hall
5.0m x 3.3m | 16.75m²

Living Room
5.2m x 5.5m | 26m²

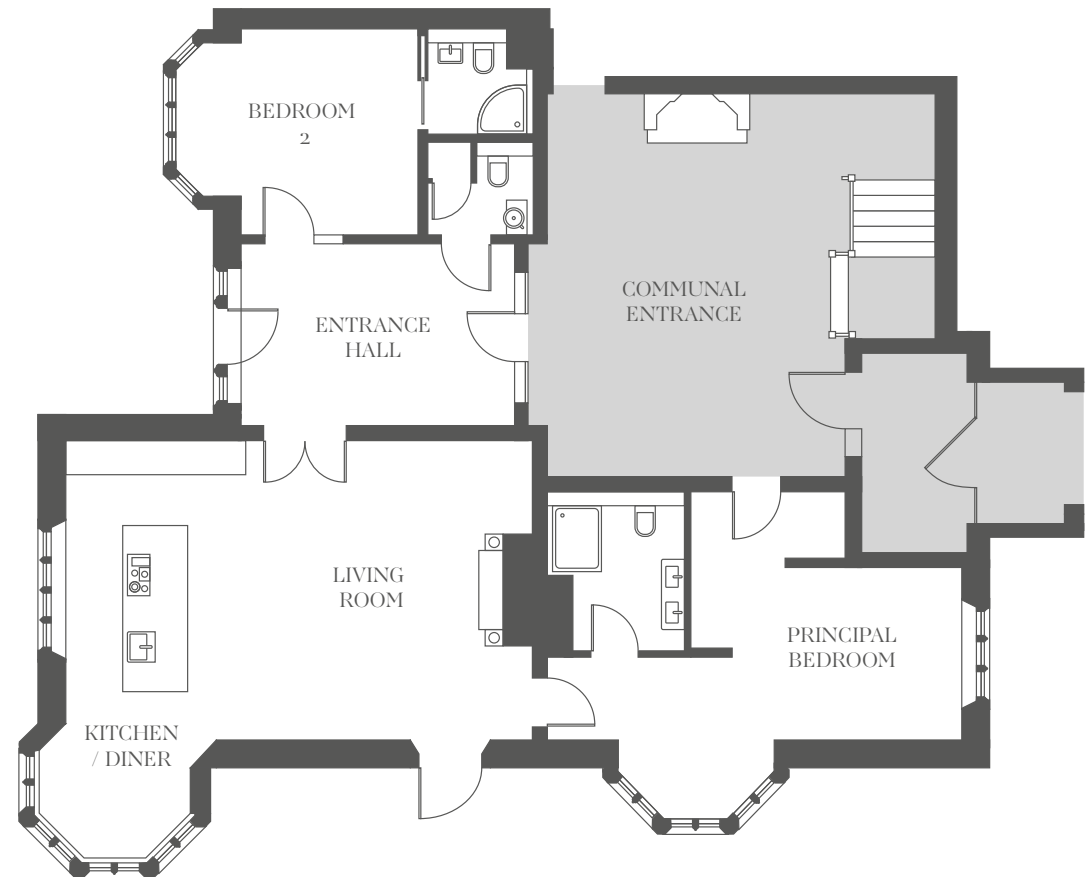
Kitchen / Diner
3.3m x 7.6m | 24m²

Principal Bedroom
7.6m x 4.9m | 26.5m²

Ensuite 1
2.4m x 2.6m | 6.5m²

Bedroom 2
4.4m x 3.8m | 15.25m²

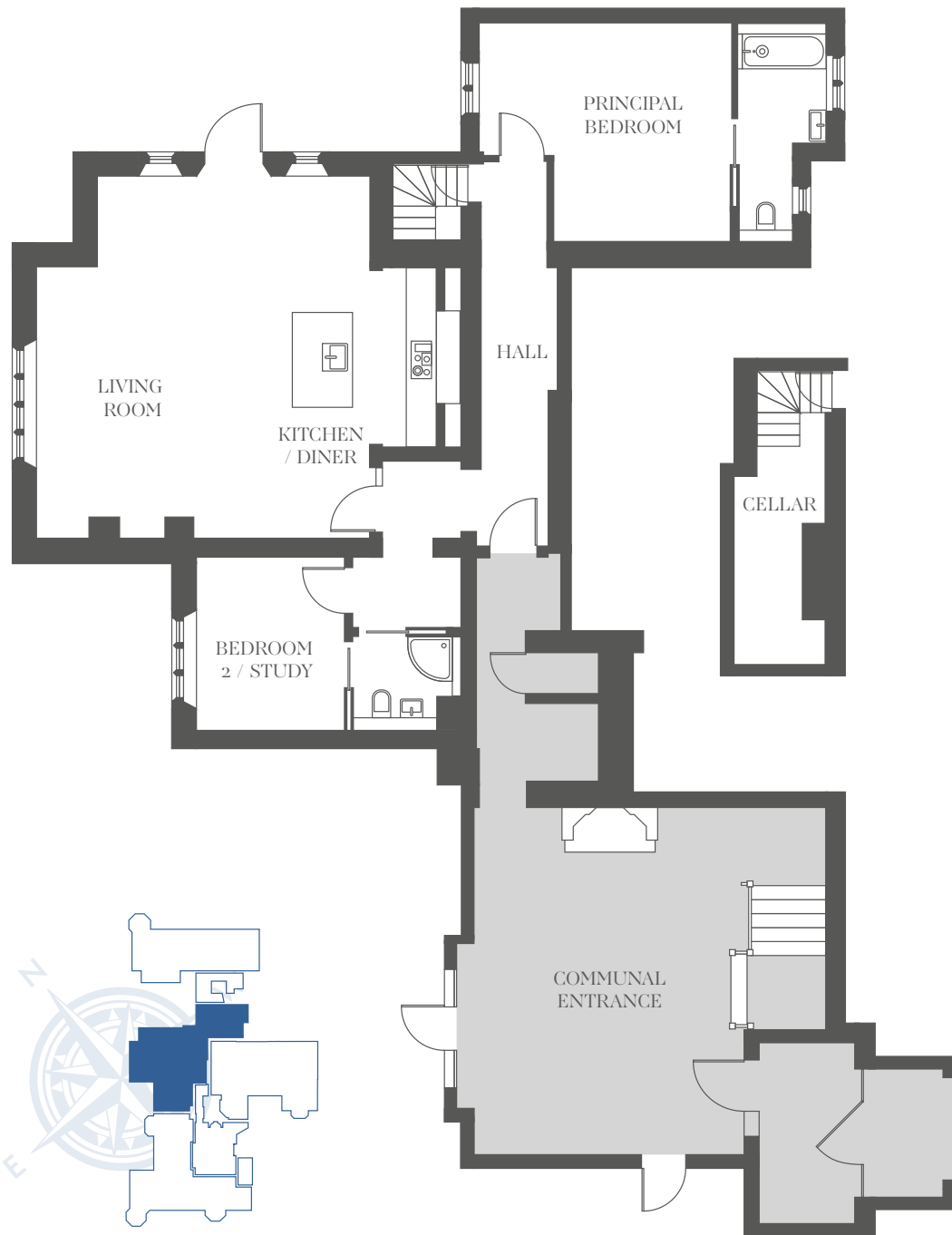
Ensuite 2
1.9m x 1.7m | 3.25m²



GROUND FLOOR

Apartment Two

Central spacious living area features original ceilings, this apartment also has access to the cellar



2 Bedrooms
2 Bathrooms
Shared Garden
Communal Entrance
Cellar

Living Room
4.7m x 7.3m | 33m²

Kitchen / Diner
3.3m x 5.4m | 18.25m²

Principal Bedroom
5.0m x 4.4m | 20.25m²

Ensuite 1
1.8m x 3.9m | 6.5m²

Bedroom 2 / Study
3.0m x 3.5m | 10.25m²

Ensuite 2
1.9m x 1.6m | 3.5m²

Cellar
1.5m x 5.7m | 7.8m²



GROUND FLOOR

Apartment Three

Featured in the new part of the building, this unique apartment is accessed off the additional communal core.

2 Bedrooms
3 Bathrooms
Shared Garden
Communal Entrance

Entrance Hall
5.8m x 1.7m | 10.25m²

Living Room
7.5m x 5.8m | 32m²

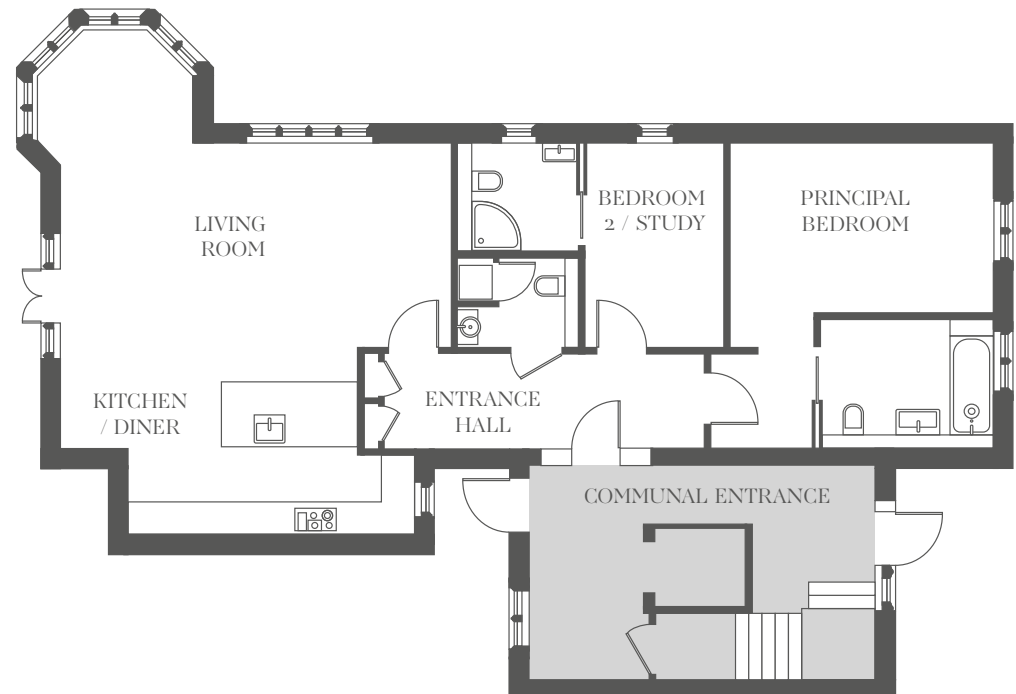
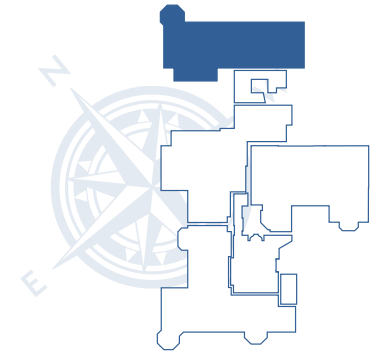
Kitchen / Diner
5.4m x 3.4m | 18.25m²

Principal Bedroom
4.8m x 5.6m | 19m²

Ensuite 1
3.2m x 2.4m | 7.5m²

Bedroom 2 / Study
2.5m x 3.7m | 9.25m²

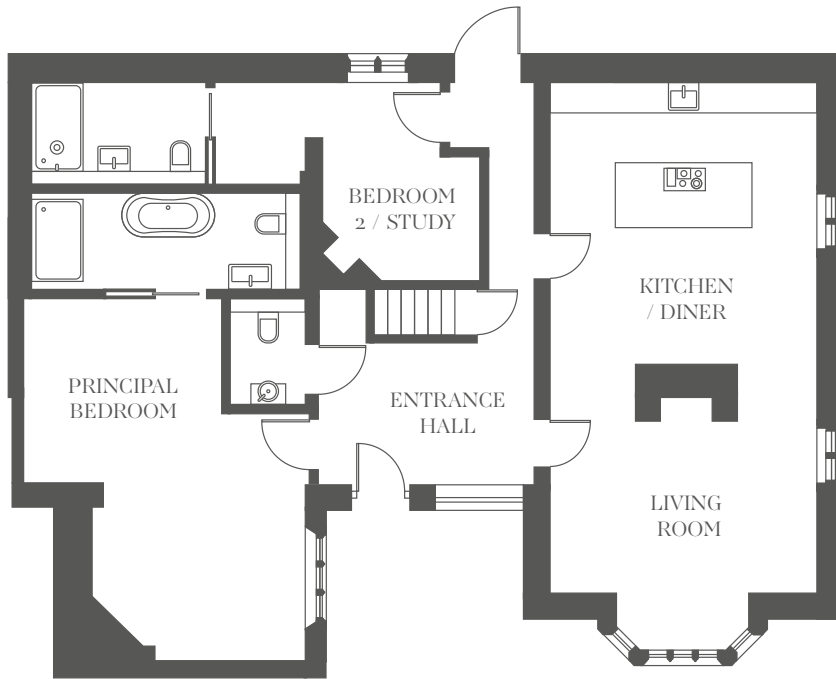
Ensuite 2
2.2m x 2.0m | 4.25m²



GROUND FLOOR

Apartment Four

This apartment has its own front door which is accessed from the building's primary entrance elevation.



2 Bedrooms
3 Bathrooms
Shared Garden
2 Private Entrances
Cellar

Living Room
4.9m x 5.2m | 21.5m²

Kitchen / Diner
4.9m x 5.2m | 25.25m²

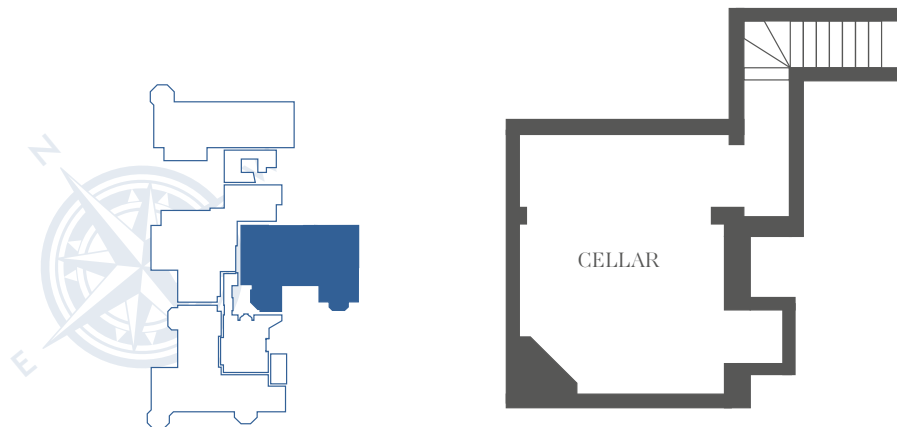
Principal Bedroom
5.1m x 6.6m | 26m²

Ensuite 1
4.6m x 1.7m | 8.5m²

Bedroom 2 / Study
4.1m x 3.6m | 12.25m²

Ensuite 2
3.2m x 1.6m | 6m²

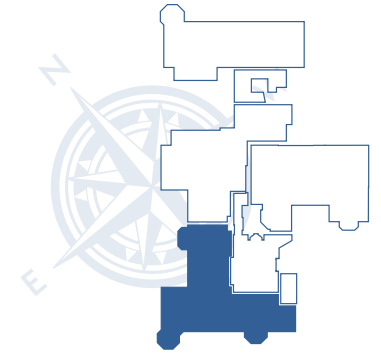
Cellar
3.7m x 4.8m | 23m²



FIRST FLOOR

Apartment Five

Accessed off the first floor gallery and with spacious vaulted living space featuring an octagonal tower dining area.



2 Bedrooms
3 Bathrooms
Shared Garden
Communal Entrance
Lift Access

Entrance Hall
5.1m x 3.3m | 17m²

Living Room
5.3m x 5.5m | 26.5m²

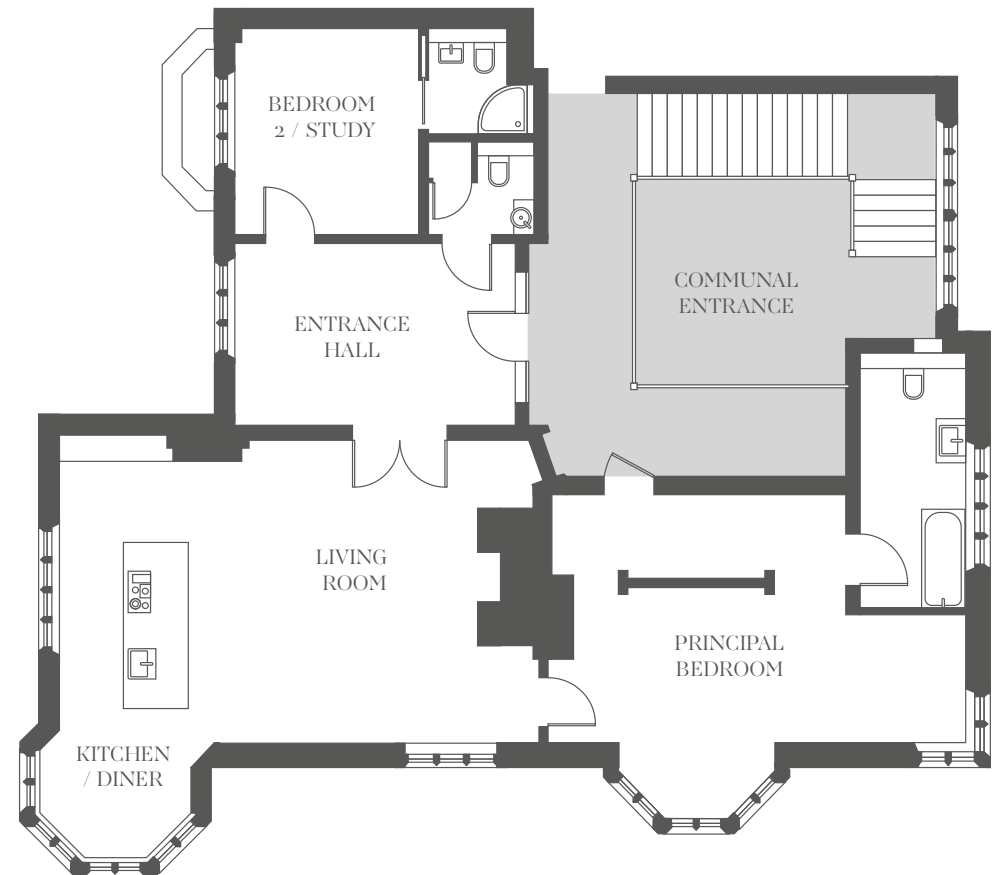
Kitchen / Diner
3.4m x 7.2m | 32.25m²

Principal Bedroom
7.6m x 5.8m | 31.75m²

Ensuite 1
1.9m x 4.6m | 9m²

Bedroom 2 / Study
3.4m x 3.8m | 12.75m²

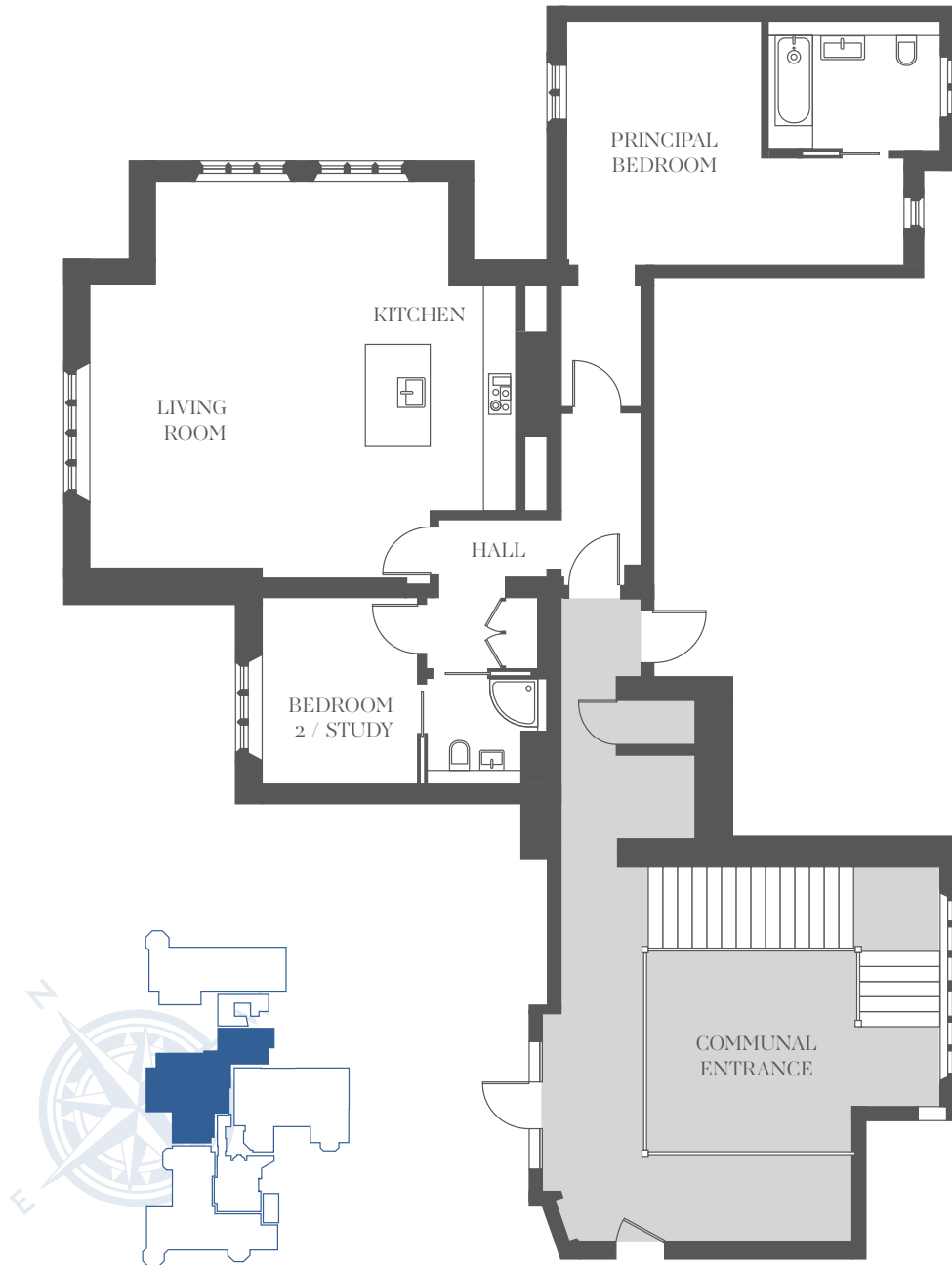
Ensuite 2
1.9m x 1.7m | 3.25m²



FIRST FLOOR

Apartment Six

This apartment's main living area is open plan and features a fire surround original to the initial building.



2 Bedrooms
2 Bathrooms
Shared Garden
Communal Entrance
Lift Access

Entrance Hall
3.8m x 2.8m | 7.5m²

Living Room
4.8m x 7.2m | 26.75m²

Kitchen
3.3m x 7.2m | 26m²

Principal Bedroom
6.3m x 4.5m | 25.25m²

Ensuite 1
3.2m x 2.4m | 7.75m²

Bedroom 2 / Study
3.0m x 3.5m | 11.25m²

Ensuite 2
2.1m x 2.0m | 3.5m²



FIRST FLOOR

Apartment Seven

With its own lift in the communal core of the building and a Juliette balcony offering views across the outstanding natural landscape to the River Avon.

2 Bedrooms
3 Bathrooms
Shared Garden
Communal Entrance
Lift Access

Entrance Hall
5.8m x 1.7m | 10.25m²

Living Room
7.5m x 5.8m | 31.75m²

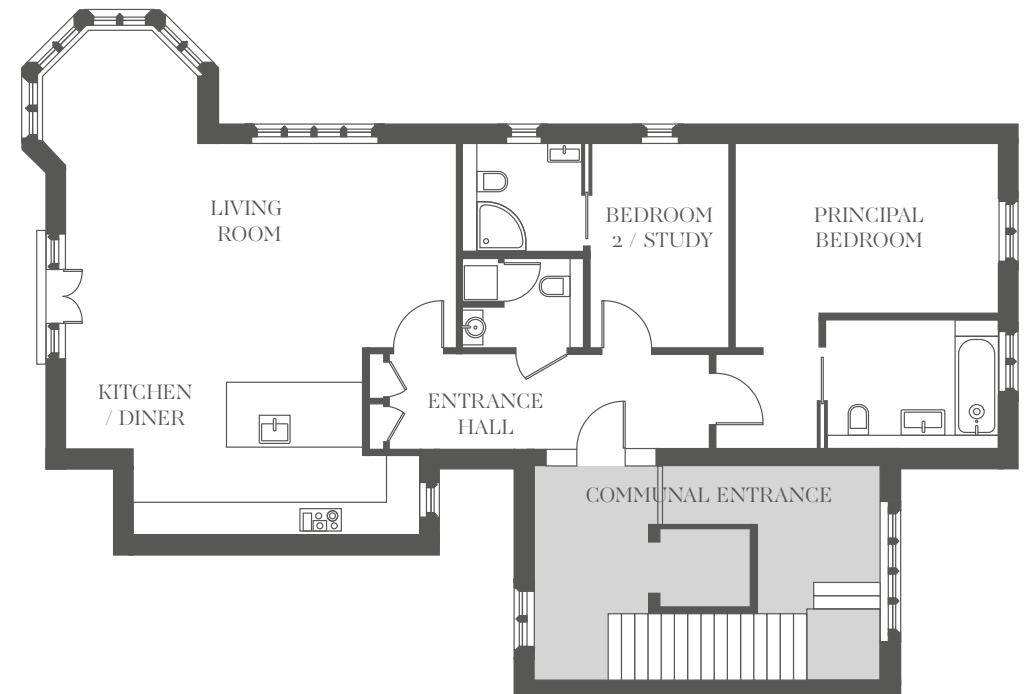
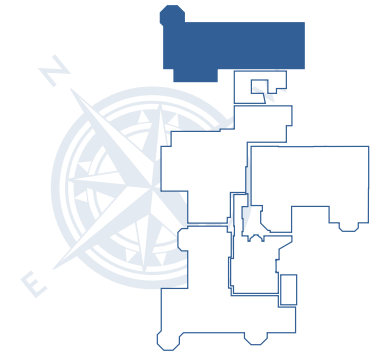
Kitchen / Diner
5.4m x 3.4m | 18.25m²

Principal Bedroom
4.8m x 5.6m | 18.25m²

Ensuite 1
3.2m x 2.4m | 7.5m²

Bedroom 2 / Study
2.5m x 3.7m | 9.25m²

Ensuite 2
2.2m x 2.0m | 4.25m²



FIRST FLOOR

Apartment Eight

Through glazed doors in the living room is an external roof terrace with exceptional views of the surrounding area.

2 Bedrooms
2 Bathrooms
Shared Garden
Private Terrace
Communal Entrance
Lift Access

Entrance Hall
9.3m x 1.8m | 15m²

Living Room
5.0m x 5.9m | 25m²

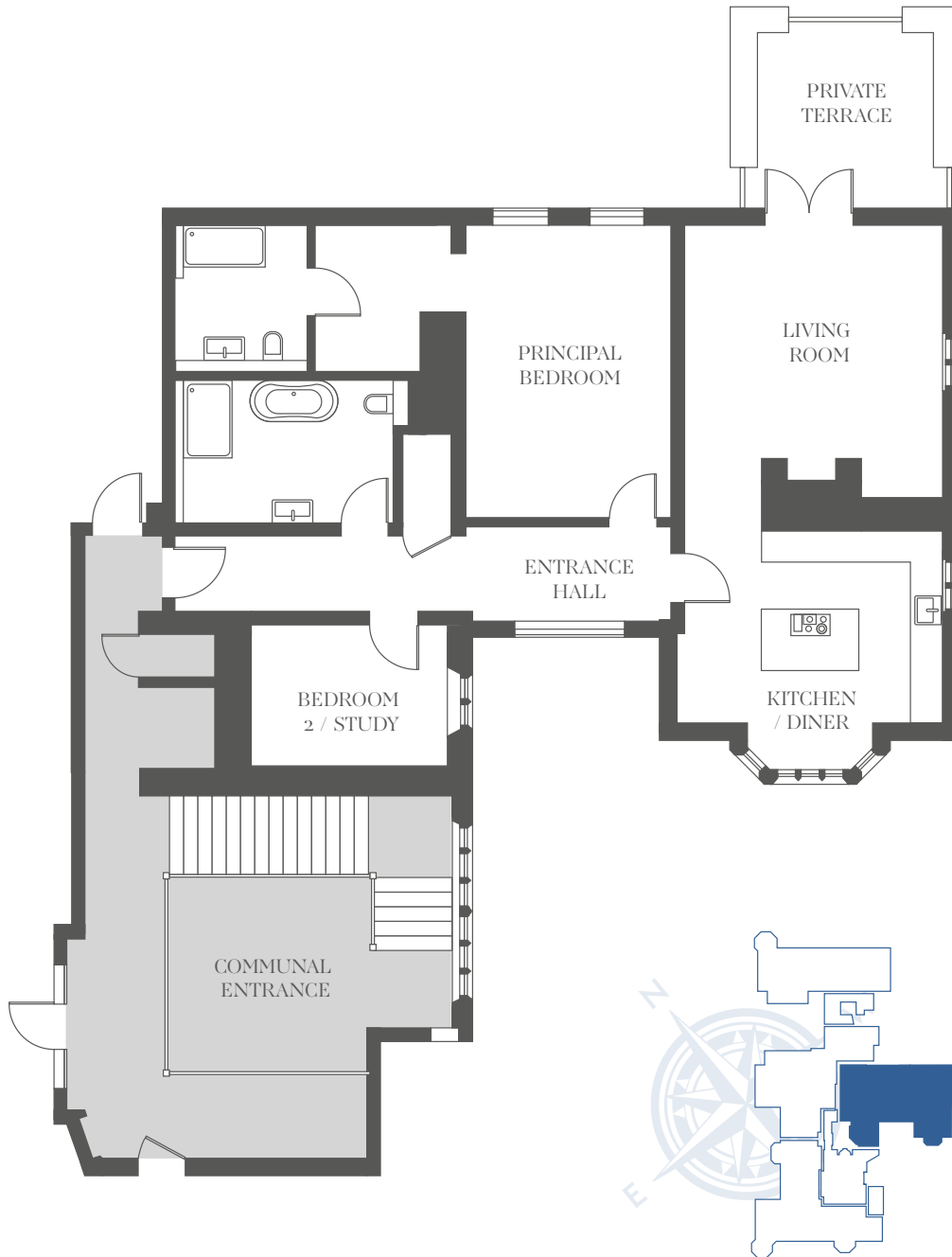
Kitchen
5.0m x 4.6m | 22m²

Principal Bedroom
6.8m x 5.6m | 29.25m²

Ensuite 1
2.5m x 2.6m | 7.25m²

Bedroom 2 / Study
3.7m x 2.7m | 10.25m²

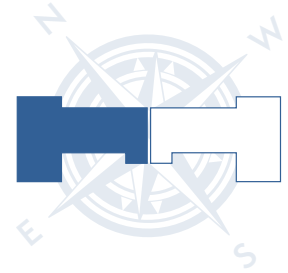
Bathroom
4.3m x 2.7m | 11.75m²



COACH HOUSES

Coach House One

The new build coach houses each have individual front door access and private spacious external terrace and garden areas. The bedrooms feature glazed door access onto the woodland setting in the rear elevation.



2 Bedrooms
3 Bathrooms
Private Garden Area
Potential for Loft Conversion

Entrance Hall
4.6m x 2.9m | 10m²

Living Room
5.2m x 5.6m | 38.75m²

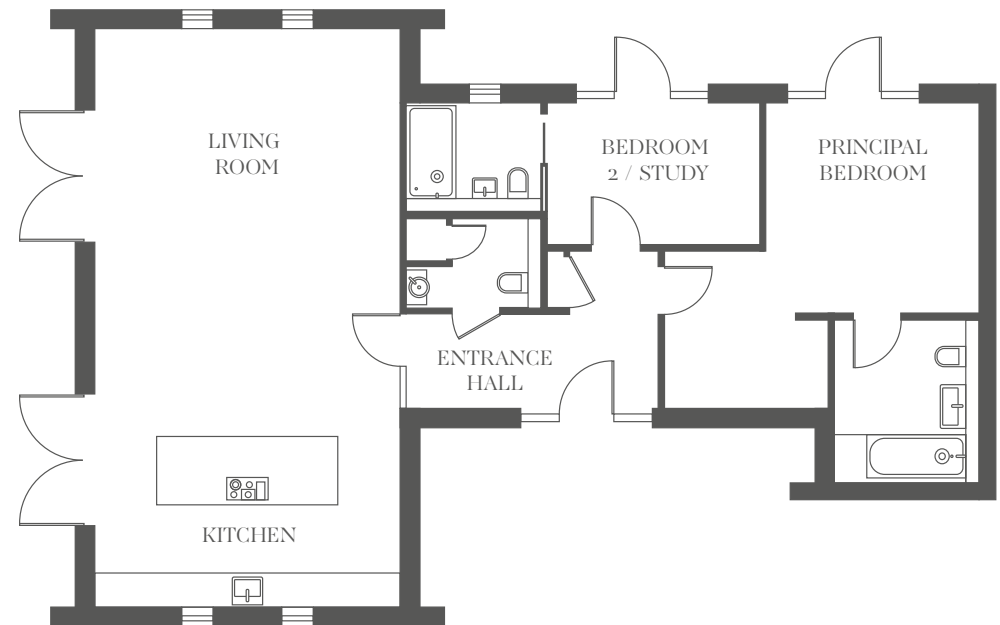
Kitchen / Diner
5.3m x 5.6m | 21.5m²

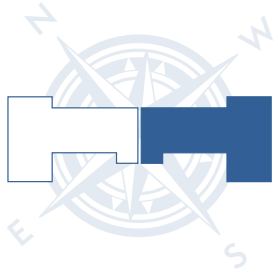
Principal Bedroom
5.6m x 3.9m | 22.5m²

Ensuite 1
2.4m x 3.0m | 7.75m²

Bedroom 2 / Study
3.9m x 2.6m | 10.25m²

Ensuite 2
2.4m x 1.7m | 5m²

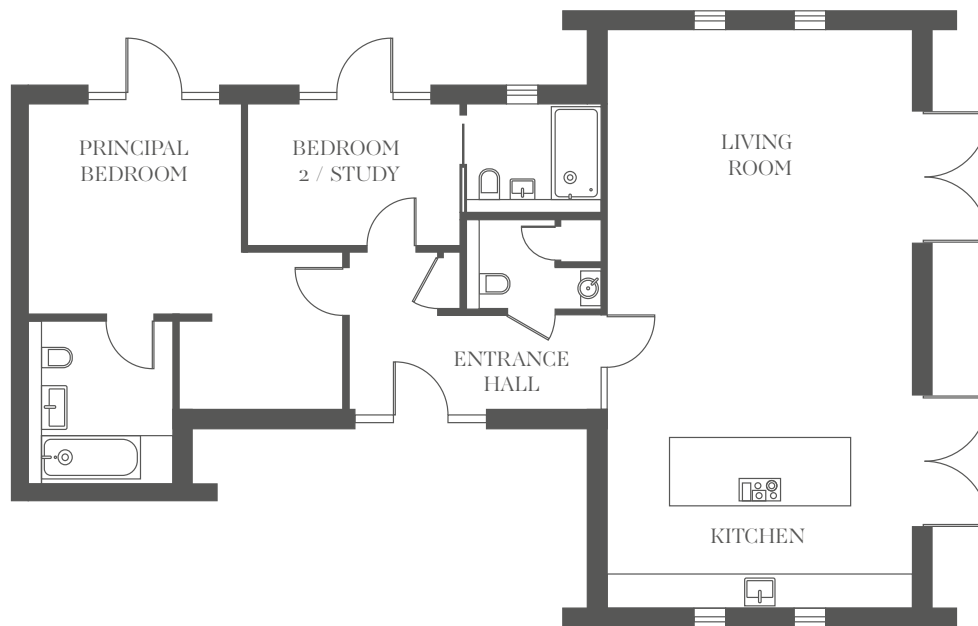




COACH HOUSES

Coach House Two

Exceptionally bright and spacious each of the coach houses have vaulted open plan living spaces with the potential for a roof space conversion.



2 Bedrooms
3 Bathrooms
Private Garden Area
Potential for Loft Conversion

Entrance Hall
4.6m x 2.9m | 10m²

Living Room
5.2m x 5.6m | 38.75m²

Kitchen / Diner
5.3m x 5.6m | 21.5m²

Principal Bedroom
5.6m x 3.9m | 22.5m²

Ensuite 1
2.4m x 3.0m | 7.75m²

Bedroom 2 / Study
3.9m x 2.6m | 10.25m²

Ensuite 2
2.4m x 1.7m | 5m²



Specification

Kitchen

- ▶ Kitchens have been carefully selected from a series of suppliers in order to achieve the optimum solutions and the combinations of suppliers products is bespoke to Milverton Hall and including :
 - Paint finished panelled doors with timber veneered carcassing (Apt. 2-9)
 - Timber veneered with graphite carcasses. (Apt. 1+10)
- ▶ Quartz worktop surfaces
 - Silestone (Apt. 1)
 - Planet Granite Quartz worksurfaces (Apt. 2-10)
- ▶ Franke Composite sinks
- ▶ Quooker taps
- ▶ Neff Integral oven and Microwave units
- ▶ Neff integral dishwasher
- ▶ Neff induction hob with integral downdraught extraction (Apt. 1,4,5,8,9,10)
- ▶ Neff induction hob with NEFF extraction over (Apt. 2,3,6,7)
- ▶ Neff Fridge + Freezer (Apt. 2+6)
- ▶ Neff Fridge freezer (Apt. 1,3,4,5,7,8,9,10)
- ▶ Integral washer dryer (Apt. 4+8, spec likely to be AEG or NEFF)

Finishes + Features

- ▶ Panelled painted internal doors with Matt Bronze ironmongery
- ▶ Bespoke fitted wardrobes (Apt. 1+10 ..options on others)
- ▶ Feature Evonic Fire (Apt. 1+6 with optional fire surround to other apartment and integral electrical connection)

Flooring

- Large format tiling throughout main living spaces (Apt. 1,2,3,4,9,10)
- Engineered Oak plank flooring throughout main living spaces (Apt. 5,6,7,8)
- Karndean plank flooring to basement (Apt. 2+4)
- Fitted carpets to bedrooms

Cloakrooms

- ▶ Villeroy + Boch Sanitaryware to WC and wash hand basin with bespoke vanity cabinetry
- ▶ Illuminated HIB Mirror
- ▶ Heated Towel rail
- ▶ Bespoke cupboard for Washing Machine and Tumble Dryer (Apt. 1,3,5,6,7,9,10)
- ▶ Large format tiled floor with mosaic feature panel

Cellar (Apt. 2)

- ▶ Prefinished cabinetry with paint finished panelled doors with timber veneered carcassing including washing Machine and tumble dryer spaces
- ▶ Planet Granite Quartz worksurfaces
- ▶ Franke Composite sink and drainer
- ▶ Franke pillar mounted mixer tap

Utility Cupboard (Apt. 6)

- ▶ Planet Granite Quartz worksurfaces
- ▶ Washing machine and tumble dryer spaces

En Suites + Bathrooms

- ▶ Sanitary fittings including :
 - Villeroy + Boch vanity unit (double bowl in apt. 1)
 - Hansgrohe lever taps
 - HIB integrated illuminated mirrors
 - Keuco accessories
 - Villeroy + Boch WC
 - Hansgrohe Raindance Overhead shower with ancillary shower head
 - Hansgrohe Shower Select and Bath fillers
 - Aqata glazed cubicles + Trays
- ▶ Heated Towel Rails
- ▶ Large format tiled floors (thermostatically controlled heated floor) and fully tiled walls with mosaic feature panelling
- ▶ Apartments 4+8 also have Waters Baths of Ashbourne i-line back to wall baths with integral overflow fillers

Electrical + Heating

- ▶ Satin bronze switches and sockets (chrome in sanitary spaces)
- ▶ Downlighting to all spaces supplemented with feature lighting in appropriate locations
- ▶ Over counter lighting to kitchen islands
- ▶ Thermostatically controlled radiators to main areas and bedrooms with heated towel rails and underfloor heating to en suites / bathrooms
- ▶ External Sockets (Apt. 1,2,3,4,9,10)



Media + Communications

- ▶ Integrated television reception system , digital terrestrial and Sky Q provision
- ▶ TV and Telephone sockets to main living spaces and bedrooms
- ▶ Intercom system linked back to main access point

Security + Peace of Mind

- ▶ Professional Certification
- ▶ LABC Warranty (Apt. 9 +10)
- ▶ NACOSS or NIS Approved Alarm systems with PIR sensors

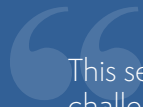
Storage

- ▶ Private Storage Areas within communal buildings (Apt. 1,2,3+4)
- ▶ Loft space storage Areas (Apt.5,6,7,8)
- ▶ Large Loft areas (potential for conversion subject to appropriate approvals) (Coach Houses 9+10)

Communal Areas

- ▶ The first floor has both stair and lift access in both cores
- ▶ Designated Car parking provision
- ▶ Annual Estate Charge in payable by all properties at Milverton Hall covering the upkeep of the communal areas (appropriate to the relevant Apartments) , external maintenance and upkeep of the grounds (appropriate to the relevant Apartments)
- ▶ Car charging points will be available and installed as appropriate with account charging system for usage





This sensitive restoration was a challenging project to take on, but the ambience of the setting and the opportunity to reinstate the original character of the building was too special to forego.

The interior interventions aim to restore the scale and proportion of the original building; spacious open plan interiors with modern fixtures and fittings marry together legacy and contemporary comfort.

Each apartment is from a collective family but is unique in itself. An extension of the main building painstakingly mirrors the original features in high quality detail and the ancillary new build coach houses complement the site seamlessly.

ANTONY KAVANAGH - ARCHITECT





DEVELOPER

Yvonne Landau

FOUNDER & MANAGING DIRECTOR
HAVEN PROPERTIES LTD



At Haven Properties, our ethos has always been focused on achieving high quality in design, construction and specification on all of our development projects.

Haven Health, our specialist Healthcare property division founded in 2020, has successfully provided over £150m of award-winning Primary Care Health and Wellbeing Centres buildings throughout the UK for NHS Doctors, their staff and patients.

Haven Lifestyle was founded in 2015 with a specific focus on the restoration and re-development of beautiful, but often neglected, older heritage properties. We are proud to present our first completed Lifestyle development.

With its extensive landscaped gardens and set in the beautiful Warwickshire countryside, Milverton Hall is a fine example of how a building can be expertly and sympathetically restored to its former glory. It has been lovingly re-created as a stylish development of eight characterful Apartments and two new Coach Houses for today's luxury lifestyle living.







For more information, please contact Chris Priestley at Knight Frank
01789 269 853 | chris.priestley@knightfrank.com | www.knightfrank.co.uk
Bridgeway House, Bridgeway, Stratford-upon-Avon CV37 6YX

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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