



31 Milverton Crescent, Leamington Spa, Warwickshire



A spacious Regency townhouse occupying a prominent corner position, just a short walk from Leamington town centre.

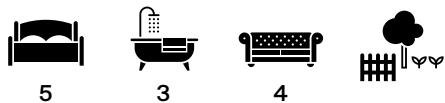
Leamington Spa railway station 0.7 mile, Warwick 2.7 miles, M40 (J13 and J15) 5 miles, Coventry 11 miles, Stratford-upon-Avon 13 miles, Birmingham International Airport 16 miles (All distances and time are approximate)

Situation

Milverton Crescent is an incredibly peaceful and leafy location just off Beauchamp Hill, a highly regarded north Leamington Spa location comprising many fine period townhouses. The property is ideally located for walking into Leamington Spa's town centre, which has excellent shops and restaurants.

At the heart of the town are the beautifully laid out Jephson Gardens on the banks of the river Leam. Throughout the town, there is evidence of the Regency and Victorian heritage for which Leamington Spa is renowned.

Some excellent schools within walking distance of the house include Arnold Lodge School, Kingsley School for Girls, North Leamington, Milverton and Brookhurst primary schools. Further schooling in Warwick includes Warwick School, King's High School for Girls, Warwick Prep, Warwick Boys and Myton School.



Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G



For commuters, trains run from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone. The motorway network is accessible at junction 13, 14 or 15 of the M40 with Birmingham to the north and London to the south.

The property

31 Milverton Crescent is a beautiful Grade II listed townhouse constructed in 1834 offering flexible accommodation arranged over five floors totalling approximately 3,000 sq ft. Located within very close walking distance of Leamington town centre, this beautiful family home has an array of original period features including high ceilings, deep skirtings, architraves, picture rails, large sash windows and ornate ceiling coving.

The front entrance is accessed over a small courtyard with steps leading to the front door, which opens into a welcoming entrance hallway with a staircase rising to the first floor, an attractive side bay window and tiled flooring. The hub of the house is the open kitchen/dining room which stretches from front to back, with a fireplace and bay window overlooking the garden. The kitchen has Quartz worktops, an AGA, a gas hob with extractors, and exposed floorboards in the dining area. A useful study/snug leads off the entrance hallway along with a guest WC and staircase leading to the lower ground floor.





There are two further reception rooms on the lower ground floor, a shower room and a separate utility. The owners currently use the two reception rooms as a study, a set of doors giving access to the garden, and a separate hobby room. The lower ground floor has a private entrance leading from the front courtyard, which could be self-contained if required.

A truly impressive and elegant drawing room is located on the first floor with 12ft ceilings, exposed floorboards, an open fireplace, two large sash windows and a further window which opens on to a small balcony.



Additional accommodation on this floor includes the principal bedroom and a family bathroom, with a separate shower.

As you continue upstairs, the views get better across the rooftops of Leamington town centre. There are three further bedrooms which share a shower room on the second floor and a further large bedroom on the third floor with a large landing area which could be used as a further study or living room. The top floor is ideal for a teenager who wants privacy at the top of the house.





Gardens and grounds

The west-facing garden is beautifully stocked and highly private. A patio area accessed from the kitchen or veranda is ideal for al fresco dining, and there is a small lawn beyond, with a side pedestrian gate on to Beauchamp Hill.

There are permits available for on-street parking.

Services

All main services are connected to the property. Gas-fired central heating. A separate boiler for the lower ground floor was fitted a couple of years ago.

Directions (CV32 5NJ)

From the top of the parade, turn left on to Clarendon Avenue and turn left onto the A452 Clarendon Place at the junction. Immediately, turn right on to Beauchamp Hill, and the property can be found on the right-hand side occupying a corner position and identified by a Knight Frank for sale board.



Approximate Gross Internal Floor Area

2982 sq ft / 277 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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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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Particulars dated January 2024. Photographs and videos dated September 2022.

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Date: 05 March 2024
Our reference: STR012291426

31 Milverton Crescent, Royal Leamington Spa, CV32 5NJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,030,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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V4.2 Feb 24