



103 Rugby Road
Milverton | Royal Leamington Spa | CV32 6DH

STEP INSIDE

103 Rugby Road

An elegant Victorian townhouse, beautifully restored and retaining period features throughout, located in the heart of the prestigious Milverton area of Royal Leamington Spa.

Ground floor

Stone steps flanked by cast iron railings lead up to the brass-accessorised front door. On entering into the light and well-proportioned entrance hall you immediately sense the character and warmth this beautiful home has to offer. High ceilings, double-glazed sash windows, moulded cornicing and ceiling roses are set alongside grand fireplaces, brass fittings, turned balustrades and an original solid-wooden handrail.

The open plan dining room is well-proportioned and spacious enough to seat eight adults comfortably. The fireplace is set under a sweeping mantel and flanked by two glazed and light fitted cabinets. The decorative ceiling rose, and brass candelabra draw the eye. The large internal sash window has been retained and provides views through to the kitchen and the garden beyond.

The sitting room to the front of the property features a large and double-glazed sash bay window, sumptuous-lined curtains, deep pile carpets, and an open cast iron fireplace set under a striking Italian marble mantel.

To the rear of the property, the ground floor opens into the recently extended and refurbished kitchen. This boasts a feature triple-glazed sloped glass ceiling to one side with a glass rear wall comprising a large window and bi-fold sliding doors to the outdoor dining space and garden allowing light to stream into the property from a southerly aspect.

The kitchen is topped by beautiful white quartz surfaces and fitted with AEG appliances including a double oven, a combi oven and an induction hob, an American style fridge/freezer with water and ice dispenser and a Belfast sink complete with a Michel Le Roux hose mixer tap.

Basement

The basement is accessed from the entrance hall and is fully converted and tanked with four rooms with ample headroom, mirroring the footprint above. The wooden steps down lead to a hallway with parquet flooring where a large bookshelf is set under the staircase.

Off the hall is a snug (used as a media room) complete with original housekeeper's cast iron fireplace. Separately there is a large utility room, and an office found at the rear of the hall. There is also a separate W/C and a cloakroom/storage room, which is currently used as a wine cellar.









First floor

From the hallway the stairs rise to a mid-landing leading to the first spacious bathroom equipped with twin showers and his and hers handwash basins, set either side of a vanity space. Deluxe chrome Victorian style fittings and large shower heads are set alongside a heated chrome towel rail and large feature mirror. Also on this landing is a useful storage room.

Up a few more stairs to the first floor landing is the large main bedroom at the front of the property and well-proportioned rear-facing second double bedroom. The 20 sq. metre master bedroom features a period cast iron fireplace, large double-glazed sash windows, decorative architrave and picture rail and a beautiful ceiling rose.

The second bedroom has similar character features to the master.

Second Floor

Rising up the staircase to the second floor leads to a further landing from where the second large bathroom is accessed. The 12 sq. metre second bathroom boasts a free-standing mirrored cast-iron bathtub positioned under two matching double-glazed roof windows. His and hers sinks are set on a large teak storage cabinet and are complimented by tall mirrors and chrome mixer taps. A separate open shower cubicle contains a rain shower and handheld for convenience. The Victorian radiator is set next to a teak bench with polished steel towel rail above.

Travelling up the final few steps, at the top of the landing are two further well-proportioned double bedrooms, both with brass light fittings.

Above these bedrooms is a useful loft space which runs the length of the property.



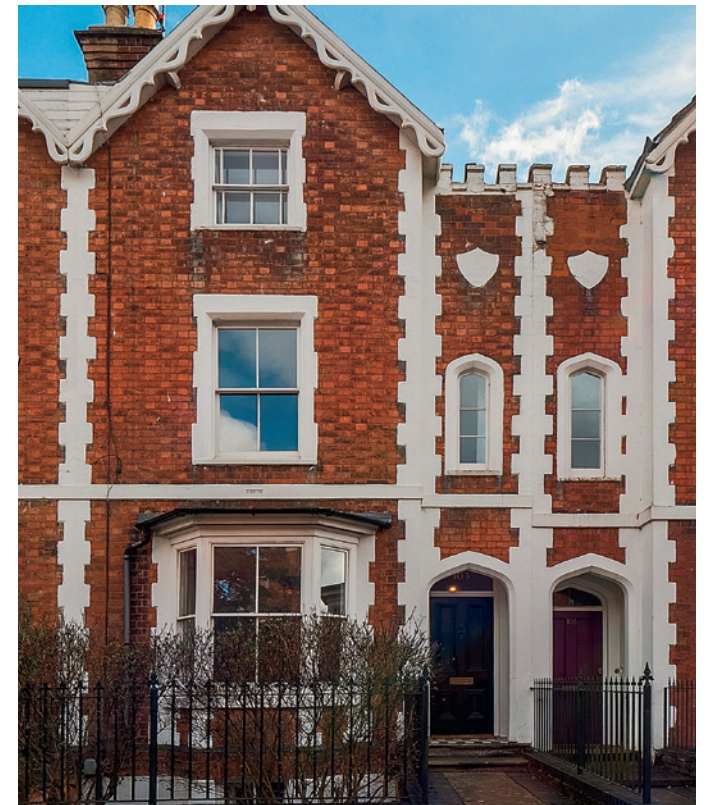




Outside

The kitchen bi-fold doors open out onto a south-facing outdoor space with a tiled area (and a walk-on light well) giving way to Indian Sandstone paving. The space is an ideal outdoor dining room for entertaining and eating, and is complete with shrubs to the left hand side and rear.

Beyond, the double garage at the rear of the property is accessed from the garden or via a no-through service road, and is fitted with an double garage door with a built in pedestrian access gate. It is spacious enough to fit two cars or alternatively provides ample additional storage space.





LEAMINGTON SPA

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside.

After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.





Services

The property is connected to mains water, electricity, gas, and drainage.

EPC: C

Local Authority

Warwick District Council
Council Tax band E

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

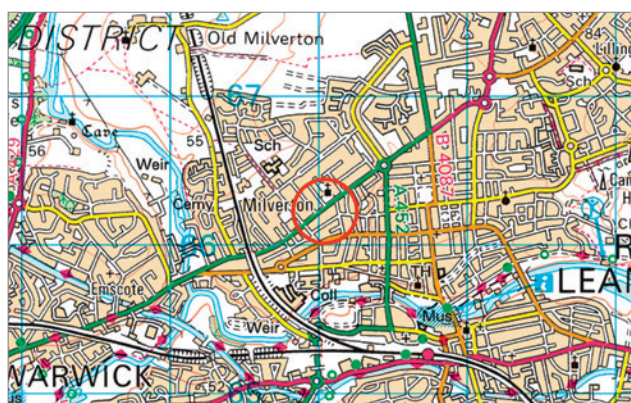
Opening Hours

Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 4.30 pm
Sunday by appointment only

Directions

Located just 5 minutes walk from Leamington Spa's main Parade, head north on the Parade and at the end turn left onto Clarendon Avenue, continue on Clarendon Avenue to the end. Turn left onto Clarendon place and immediately turn right onto Beauchamp Hill.

Continue on Beauchamp Hill and take your third right onto Strathearn road. Turn left onto Rugby Road and continue a short distance, 103 will be almost opposite St Marks church.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

£850,000



GROSS INTERNAL AREA
 BASEMENT: 570 sq. ft, 53 m², GROUND FLOOR: 611 sq. ft, 57 m²
 1ST FLOOR: 536 sq. ft, 50 m², 2ND FLOOR: 542 sq. ft, 50 m²
 EXCLUDED AREAS: , GARAGE: 275 sq. ft, 26 m²
 PATIO: 373 sq. ft, 35 m²
 TOTAL: 2259 sq. ft, 210 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 07.06.2023





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