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Cloister Crofts, Leamington Spa

Offers in excess of  
£1,050,000



An outstanding opportunity to acquire a unique, individually styled, 1920's attractive, detached, 5 bedroom family residence. Designed with an Arts and Crafts influence, this well -proportioned home has been sympathetically modernised and extended to incorporate a high level of modern appointment, whilst retaining much of the property's original character. Situated in a premier, sought after, North Leamington road, with approx., 0.3 acre South facing garden, with the added bonus of having great potential to extend the house further.

### Cloister Crofts

Is a highly sought after , tree lined road, in North Leamington Spa, comprising of many fine detached period homes, within walking distance of the town centre, all amenities, shops, schools and recreational facilities. Close to local schools both public and state, local tennis courts and pretty parks and gardens. The town has stylish wine bars and restaurants and an abundance of coffee shops! Good transport links are on hand with Birmingham Airport and the Midlands motorway network.

### The Old Millstones, 18 Cloister Crofts

Is an impressive 1920's built, detached family residence of attractive appearance with an Arts and Crafts influence. Providing five well proportioned bedrooms, two bathrooms, 4 toilets and gas central heating .This property has been successfully modernised and extended. It includes a high level of modern appointment with a new superb Harvey Jones kitchen with new Neff integrated appliances. The living kitchen arrangement is particularly noteworthy, allowing plenty of light from the South facing garden through twin French doors and an impressive glass cupola.

The property includes a wealth of original features: oak stained panelling in a large reception hall with a cast iron Art Nouveau fireplace. The wood panelling continues up the stairs and landing, with a split staircase to East and West aspects, separating 4 bedrooms from a more private reading /study area with fitted book shelves, leading to an office or 5th bedroom. To the rear of the property is a large, beautifully landscaped South facing garden.

There is a landscaped gravel drive, with mature shrubs along the borders, providing ample off road parking for at least 3 cars, as well as a garage.

An elegant home with stylish features maintained to an exceptionally high standard throughout. The agents consider internal inspection of this truly unique property, to be essential to appreciate the levels of originality, appointment, proportions and garden.

### Open Porch

With ridged timber panelled door leading to

### Reception Hall

16' x 12'9" (4.88m x 3.89m) With polished oak flooring, Art Deco style cast iron fireplace and slate hearth. Original wooden panelling is to ¾ height, wooden staircase with balustrade. Period brass light switches, ceiling beams, wooden plantation shutters and radiator. The understair stylish cloakroom toilet with radiator has painted panelling to compliment reception design. The doors from the large reception hall lead to sitting room, drawing room, kitchen/dining room and toilet.





## Lounge

15' x 11'9" (4.57m x 3.58m) The lounge has windows to two aspects. One four-panelled bay, two long slim windows, all styled with fitted wooden plantation shutters. Wall to wall built-in custom made bookcase with base cupboards, radiator.

## Drawing Room

12' x 16'3" (3.66m x 4.95m) A tranquil, pretty room with twin French doors flanked by equal sized windows overlooking curved patio and South facing rear landscaped garden of approximately 0.3 acre. There is a recently polished wooden floor with deep skirting boards and original picture rail, radiator, limestone fireplace with slate hearth and open grate. Dimmer switch. Painted beam effect ceiling. A delightful, peaceful room in which to relax.

## Open Plan Living Kitchen

12' x 13'6" and 14' x 14'9" (3.66m x 4.11m and 4.27m x 4.50m) The kitchen and dining area provides an open plan combined space. The kitchen (12'x 13'6) has recently been fitted out with a hand-made Harvey Jones kitchen with an extensive range of base

cupboards and drawer units, matching high level cupboards and a larder style cupboard. There is a large island unit with breakfast bar, granite work surfaces and returns, new Neff integrated fridge and dishwasher. There is a stainless steel SMEG range cooker with stainless steel splash back and extractor hood. Porcelain single drainer sink unit with ceramic mixer taps. Recently polished oak wood flooring, down lighters and exposed beams, opening to

## Dining Room

14' x 14'9" (4.27m x 4.50m) A stylish 5 sided room with 2 sets of twin French doors and double windows to provide a semi octagon glass aspect view of the garden. Combined with an octagonal cupola, this room provides a flood of light from the South facing rear garden. The glass cupola is an outstanding, attractive feature of this dining area, having a central light point. There are six small wall lights, sunken lights and dimmer switches. A tall wall radiator and deep skirting boards make this a truly special dining experience. Access is given to the

## Utility Room

8'1" x 6' (2.46m x 1.83m) Harvey Jones base cupboard and high level cupboards plus boiler housing to match main kitchen cupboards, rolled edge granite effect work surface and returns. The utility room has a single drainer, stainless steel sink unit with mixer tap. There is plumbing for automatic washing machine, space for tumble dryer and freestanding fridge freezer. Tiled floor, radiator, strip light and extractor with access to the rear garden and garage.

## Stairs & Landing

Wooden stairs, balustrade, original wall panelling creating an impressive period reception hall the stairs lead to a split staircase to East and West wings of the property. To the East wing there is a custom built oak stained bookcase with room for a reading/study area, radiator and a velux window. Door to the 5th bedroom/study



## Landing

West wing of the house: Oak stained panelling , access to boarded roof space via pull down ladder, electric light, power points.

## Master Bedroom

12' x 16'6" (3.66m x 5.03m) The master bedroom contains a fireplace feature, a radiator, large eight pane window providing lots of light and spectacular view from impressive south facing garden. Custom built Sharps wardrobes with discreet TV housing. Further custom built Sharps bookcase with cupboard. Door with steps down to

## En-Suite Shower Room/WC

12' x 5' (3.66m x 1.52m) Attractively tiled floor, twin sized tiled shower cubicle, integrated shower unit, pedestal basin with mixer tap, low flush toilet, large chrome heated towel rail. Two wall lights, alcove with fitted shelves, velux window and extractor fan. Attractive layout and design presented in Farrow & Ball colours.

## Bedroom Two

10'6" x 10' (3.20m x 3.05m) Oak stained door, skirting board and built in cupboard with shelves and picture rail, give this room a period feel. Generous size six pane window, also South facing. Radiator.

## Bedroom Three

11'6" x 9'6" (3.51m x 2.90m) Dual aspect windows, including Arts and Crafts porthole window feature. Double built in wardrobe with hanging rail and overhead cupboard, radiator, picture rail.

## Bedroom Four

14'10" x 8'3" (4.52m x 2.51m) Windows to two aspects, including Arts and Crafts porthole window feature, radiator.

## Bedroom Five/Study

11'10" x 7'4" (3.61m x 2.24m) Currently used as an office but could also be used as fifth bedroom with custom built Sharps bookcase full length of room. There are two windows, one overlooking South facing garden plus velux and radiator.

## Family Bathroom

8'3" x 8'6" (2.51m x 2.59m) A stylishly, presented room with newly painted panelling to compliment period features. Tiled floor, panelled bath, pedestal basin, mixer taps. Metro tile splash backs and shower area, integrated shower unit and screen. Extractor fan, picture rail, down lighters, Delightful oriel bay window feature and window seat. Large chrome heated towel rail.

## Outside

To the rear of the property the South facing garden extends to approx. 0.3 acre, comprising of two distinct parts a curved sun terrace/patio with landscaped mature shrubbery and trees, shaped lawn flanked by flower beds, large domed pergola. The two millstones, after which the house is named, are laid in the lawn and beneath the pergola. An archway leads to a secret /natural garden with trees and wild flowers and foliage, wooden shed. To the side of the house is a gardeners toilet with high level



cistern, wall mounted basin and window. Two further lockable store rooms - one used as a garden equipment/tool store, the other is currently used as a wine store. Lockable side access door leads to the front of the house.

To the front of the property is a gravel drive way (accommodating up to 3 cars) landscaped with shrubs and small trees and a stone wall. There are two entry points one: gated for foot access, one: open for car entry. There is a side entrance door to the garden and double doors to garage.

### Garage

19'9" x 8' (6.02m x 2.44m) The 1.5 garage has a personal door to the utility room. There is an electric strip light, power points, MegaFlo water tank and timber doors.

### Wine Store, Tool Store & Gardeners WC

### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

### Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

The property can be approached by proceeding north from our office via Clarendon Place, turning right into Clarendon Avenue and left into Kenilworth Road. Proceed for a distance and Cloister Crofts will be found on the right hand side and the property will be found located on the right hand side.

### The Old Millstones

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Total area: approx. 204.0 sq. metres (2196.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not energy efficient - higher running costs</b>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>	
52	61	46	53
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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