







MILVERTON CRESCENT, MILVERTON

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Discover this exquisite Grade II Listed Regency townhouse, boasting immense character and a sprawling 3000 sqft layout. Spanning five floors, this property offers versatile living options, including potential annex accommodation. With five reception rooms, a stunning kitchen, four bedrooms, three bathrooms, and a utility area, every aspect of modern living is catered for. Step outside to a low maintenance South West facing rear garden, complemented by parking for two cars and an electric vehicle charging point. Nestled along a secluded private drive in the prestigious Milverton area of North West Leamington, this home is surrounded by esteemed local schools such as North Leamington, Trinity School, Milverton Primary, and Brockhurst School. Enjoy proximity to the tennis club, a short stroll to the town centre, and a convenient 15-minute walk to the train station offering direct service to London Marylebone. Experience luxury living at its finest in this prestigious address.

Its in the detail...

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Approach
Milverton Crescent is a stone drive just off Rugby Road, down past the front of this Regency row of large townhouses. Stone steps rise to the large feature original door.

Entrance Hall
You are greeted with stone tiled flooring, two column traditional white radiators, coving, picture rail and a beautifully painted staircase with carpet runner and carpet bars. Large original painted doors to the dining room and kitchen breakfast. Door with stone steps down to the basement level and glazed door to the rear boot room/music room.

Breakfast Kitchen
With flagstone style flooring, timber painted kitchen with antique brass style handles, granite worktops with a Cable two bowl ceramic sink and surface mounted mixer tap. There is an Aga for cooking, fitted fridge, fitted dishwasher, under-counter lighting, stone tiled splash-back and a feature refurbished Regency large sash window with original working shutters.

Dining Room
With exposed and varnished, timber floorboards, two three-column traditional radiators, original marble open fire, cornice, picture rail, deep skirting boards and a feature Regency timber sash window with original timber shutters.

Boot Room/Music Room
With black slate, tile flooring, timber refurbish, sash window to the rear and French timber glazed doors to the garden.

Basement Hallway
Stone flooring, radiator, painted doors to a useful large storage room, the second living room, a bedroom and an opening through to the utility.

Second Living Room
With high ceilings, four column, traditional, white radiator, timber painted fireplace, timber double glazed window to the front

Reception Room
With a radiator and timber double glazed window. Cupboard housing the Worcester boiler.

Utility
Grey click vinyl flooring, door to the lower level courtyard, a worktop with space and plumbing for washing machine, space for a dryer, a Belfast sink and door to shower room.

Shower Room
Continuation of the grey click vinyl flooring, a shower cubicle with an electric shower, toilet, chrome plate radiator and a sink.

Landing
With door to the family bathroom and a short flight of stairs lead to a landing with two doors through to the living room and bedroom three. A staircase continues to the second floor.

Bathroom
Exposed, timber floorboards, high ceiling with two timber Velux windows, two timber sash windows, bath with shower screen and thermostatic shower. Pedestal hand wash basin, radiator and the toilet. Airing cupboard with shelving.

Living Room
This huge grand room has super high ceilings with cornice, picture rail, three column traditional radiators, original marble open fireplace and two stunning full height Regency sash windows.

Bedroom Three
Large double bedroom with super high ceilings, coving, picture rail and a radiator. There is a beautiful refurbished Regency sash window that looks over the garden.



Second Floor Landing
With a refurbished Regency sash window on the mezzanine landing, with a further flight of stairs. A storage cupboard, two bedrooms and also a doors to a painted timber staircase that leads to the third floor.

Bedroom One
The main bedroom with exposed timber floorboards, two feature large Regency sash windows , two radiators, fitted wardrobe and a picture rail. Door through to the en-suite bathroom.

En-Suite Bathroom
With painted timber floorboards, bath with glass shower screen and Victorian style mixer tap with handheld shower attachment, toilet, pedestal hand-wash basin, LED mirror cabinet and a radiator.

Bedroom Four
Bedroom with refurbished Regency sash window, feature painted walls and radiator.

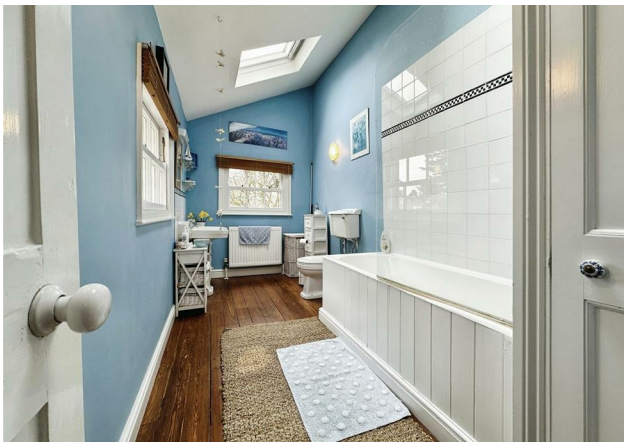
Third Floor Bedroom Two
A huge bedroom with exposed timber frames. Three Velux windows and exposed painted timber floorboards.

Front & Parking
Stoned Parking for two cars with electric vehicle charging point. There is an area of planting with trees and laurel bushes.

Rear Garden
Low maintenance, rear garden, all laid to patio with some barked bedding areas which are brick retained. There's also a large wood store and gate for rear access. There is perimeter brick walling, outdoor lighting and a tap. There is iron fencing and a gate to the stone steps that take you down to the basement level entrance/ mini courtyard.

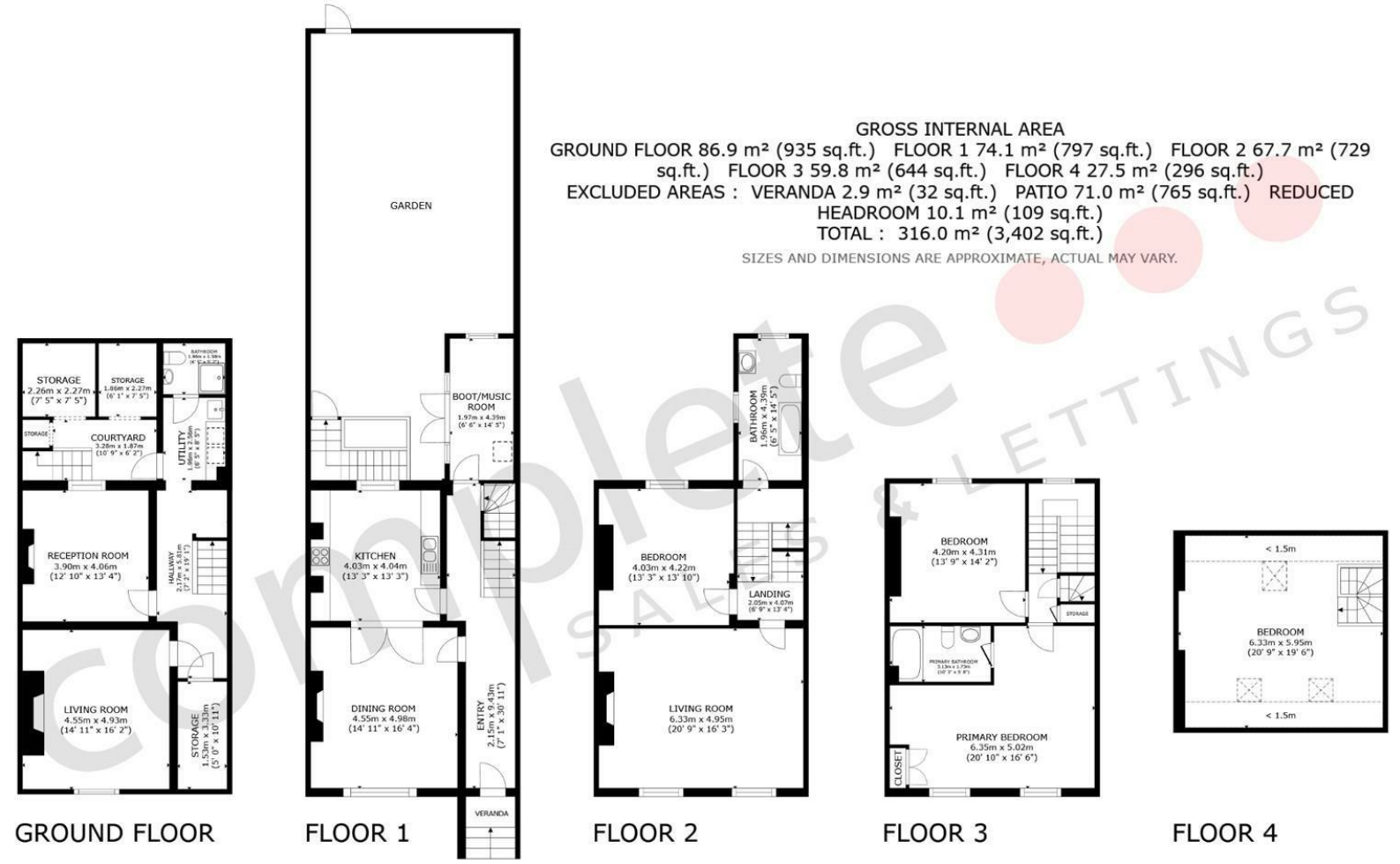
Location
Approached via Rugby Road, Milverton Crescent is in Milverton on a row of beautiful white Regency homes, close to the Leamington tennis club. Convenient for everything Leamington Spa has to offer -





GROSS INTERNAL AREA
GROUND FLOOR 86.9 m² (935 sq.ft.) FLOOR 1 74.1 m² (797 sq.ft.) FLOOR 2 67.7 m² (729 sq.ft.) FLOOR 3 59.8 m² (644 sq.ft.) FLOOR 4 27.5 m² (296 sq.ft.)
EXCLUDED AREAS : VERANDA 2.9 m² (32 sq.ft.) PATIO 71.0 m² (765 sq.ft.) REDUCED HEADROOM 10.1 m² (109 sq.ft.)
TOTAL : 316.0 m² (3,402 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



GROUND FLOOR FLOOR 1 FLOOR 2 FLOOR 3 FLOOR 4

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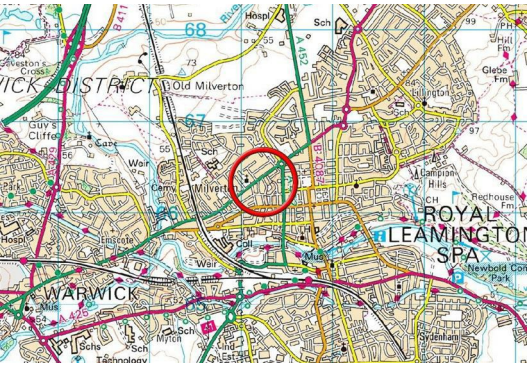


there is a great choice of high street and boutique shops, restaurants, coffee houses, and bars, offering a unique shopping, dining, and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, and range of excellent private and state schools with Milverton Primary, Brookhurst Primary and Trinity Catholic School within walking distance, it is a very popular place to live. Positioned close to excellent transport links, the A46 is approximately three miles from the property, which provides links to the heart of the Midland motorway network. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham, and a wide range of further centers and is positioned 1.7 miles from the property.





- Regency Town House
- Over Five Floors
- Potential Annex Living
- Full Of Period Character
- South West Facing Garden
- Grade II Listed
- Four Bedrooms
- Three Bathrooms
- Parking For 2 Cars
- North West Leamington

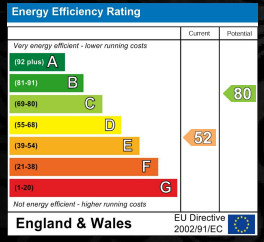






MILVERTON CRESCENT, LEAMINGTON SPA

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



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