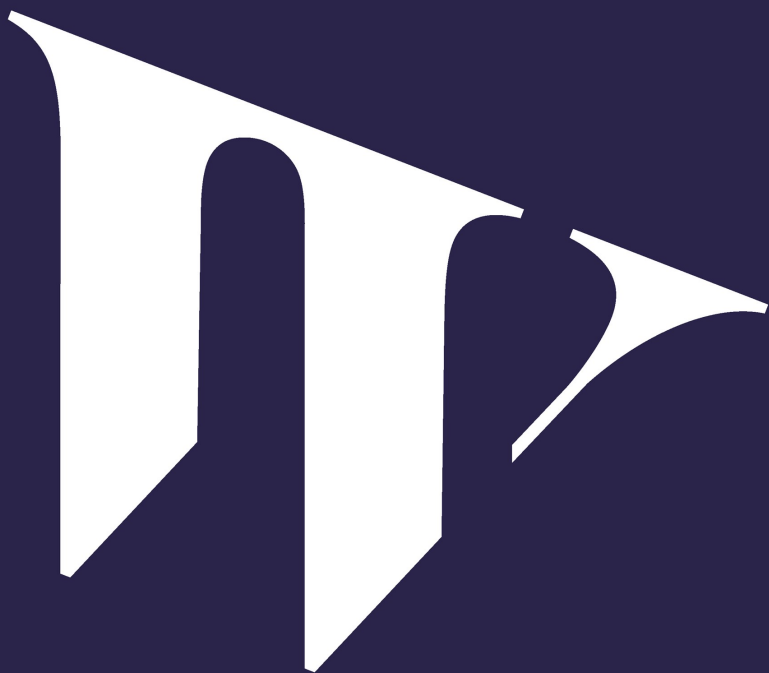




3 Vicarage Road

Leamington Spa CV32 7RH

Price Guide £995,000



3 Vicarage Road



Summary

Dating to the early years of the 1900's, this fabulously imposing three storey semi-detached residence occupies a commanding elevated position on this sought after road on the fringes of North Leamington and Lillington. Offering five bedroomed accommodation arranged over three storeys, the house occupies a generous mature plot with good length lawned gardens to

the rear and double garage accessed from Elm Road. On the ground floor the accommodation includes four appealing reception rooms, whilst the five bedrooms are complemented by three bathrooms. A rare opportunity to purchase an elegant Edwardian residence of exceptional proportions.



Location

Vicarage Road runs between Cubbington Road and Church Lane and lies on the fringes of North Leamington and Lillington around one mile from the town centre. This is a sought after enclave with properties in Vicarage Road rarely coming to the market. The location is well placed for access to the town centre's wide range of amenities including shops and independent retailers, parks, bars, restaurants and artisan coffee shops and cafes.

Features

Elegant Edwardian Residence

Substantial Accommodation

Four Reception Rooms

Five Bedrooms

Three Bathrooms

Beautiful Mature Gardens

Double Garage

Exceptional Location



ON THE GROUND FLOOR

IMPOSING ARCHED PORCH

From which a period entrance door opens into:-

LARGE ELEGANT RECEPTION HALLWAY

- forming an 'L' shape.

With staircase off ascending to the first floor, central heating radiator, window to side elevation, cornice to ceiling and period paneled doors radiating to:-

SPACIOUS CLOAKROOM/WC

With low level WC having concealed cistern, wall mounted wash hand basin with tiled lower walls, central heating radiator and period windows to front and rear.

DRAWING ROOM

18'5" x 17'3" into bay window (5.62 x 5.27 into bay window)

A beautifully spacious sitting room with white period style fireplace housing an open fire with tiled surround and hearth, two central heating radiators, picture rail and cornice to ceiling.

DINING ROOM

14'11" x 16'1" into bay window (4.54 x 4.90 into bay window)

From which a double glazed door gives external access to the rear garden and featuring period fireplace with open grate, central heating radiator, picture rail and cornice to ceiling.

INNER VESTIBULE

From which doors give access to steps which descend to the cellar, together with access to a useful understairs storage cupboard along with access to:-

SITTING ROOM

13'11" x 10'9" (4.23 x 3.28)

A beautifully cosy and comfortable room featuring a wood burning stove standing on a tiled hearth with exposed brick inner fireplace and pine surround, matching cupboards and bookshelving to either side of the chimney breast, sash window, central heating radiator and door to:-

KITCHEN

10'0" x 9'1" (3.04 x 2.77)

Being equipped with a range of wood paneled style units surmounted by solid wood worktops and comprising inset single drainer stainless steel sink unit with mixer tap, five burner stainless steel gas hob with coordinating stainless steel chimney style extractor over, integrated electric oven having cupboards above and below, cupboard housing the Potterton Profile gas fired boiler, dual aspect windows, access to roof space, central heating radiator, inset ceiling downlighters, ceramic tiled flooring and through access to:-

BREAKFAST/GARDEN ROOM

12'4" x 9'1" (3.76 x 2.76)

A delightful room with high ceiling, bay window overlooking the rear garden, double French style doors giving external access to the rear garden, central heating radiator and ceramic tiled flooring.

CELLAR

PRINCIPAL CHAMBER

13'10" x 9'1" (4.21 x 2.76)

Having electric power and being ideal for general and wine storage.

SECONDARY CHAMBER

9'3" x 8'6" (2.81 x 2.59)

Housing the gas and electric meters.

ON THE FIRST FLOOR

LANDING

With staircase off ascending to the second floor, central heating radiator and period paneled doors radiating to:-

BEDROOM ONE

14'4" x 13'11" (4.37 x 4.23)

Having original period fireplace with open grate, central heating radiator, window to front elevation, cornice to ceiling and door to:-

LARGE EN SUITE SHOWER ROOM

14'4" x 12'11" (4.37 x 3.94)

Being equipped with white fittings comprising inset wash hand basin with mixer tap, slate effect surface, tiled splashback and integrated storage cupboards below, low level WC with concealed cistern and push button flush, large walk-in shower enclosure with central floor soak-away, dual head shower unit, sliding glazed door giving access and fitted wood bench, fitted wardrobing extending across one side of the room, central heating radiator, window to front elevation, cornice to ceiling and inset ceiling downlighters.

BEDROOM TWO (REAR)

14'11" x 11'7" (4.55 x 3.53)

- plus door recess.

With sash window to rear elevation, central heating radiator and cornice to ceiling.

BEDROOM THREE (REAR)

13'11" x 11'11" (4.23 x 3.63)

Being fitted with a range of furniture comprising fitted corner desk unit with integrated drawers, cupboard storage and bookshelving. Further coordinating fitted cupboard storage, central heating radiator, cornice to ceiling and sash window to rear elevation.

BATHROOM ONE

With fully ceramic tiled walls and three piece coloured suite comprising low level WC, inset wash hand basin with cupboard below, paneled bath with Mira shower unit over, central heating radiator and doors to WALK-IN AIRING CUPBOARD which houses the insulated hot water cylinder.

ON THE SECOND FLOOR

LANDING.

From which doors give access to:-

BEDROOM FOUR

13'2" x 9'1" (4.02 x 2.78)

Having fitted storage and furniture comprising recessed dressing table with drawers to either side, matching double wardrobe and matching storage cupboards with bookshelving over, period fireplace with open grate, central heating radiator and double glazed window to front elevation.

BEDROOM FIVE (REAR)

10'2" x 8'10" (3.10 x 2.68)

Having fitted wardrobing across one end and with matching dressing table set into double glazed recessed window, central heating radiator and period cast iron fireplace with open grate.

BATHROOM TWO

With white fittings comprising low level WC, pedestal wash hand basin with tiled splashback, sunken paneled bath with tiled surround, central heating radiator and Velux roof light.

OUTSIDE

FRONT

An elevated lawned foregarden with steps ascending to a block paved pathway to the front entrance door. The lawn is surrounded by attractively stocked borders with side gate giving foot access to the rear garden.

REAR GARDEN

A beautifully proportioned mature garden planted with a lovely range of trees and shrubs having a large gravelled terrace immediately to the rear of the house beyond which the lawn is flanked by shaped borders and a gravelled pathway leading through to the far end. Part way along is a lovely ivy-clad pergola, perfect for alfresco dining, with further lawned area beyond and timber garden shed.

DOUBLE GARAGE

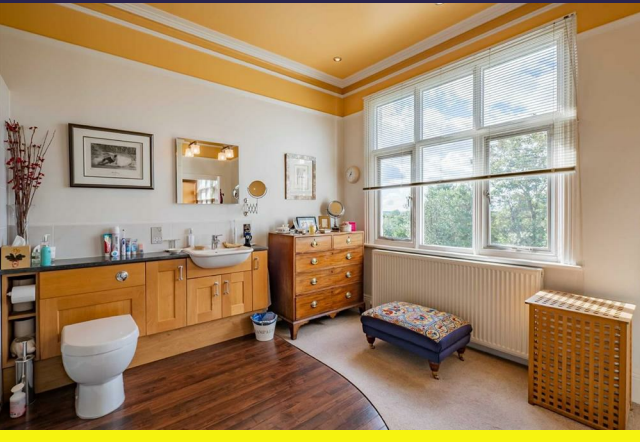
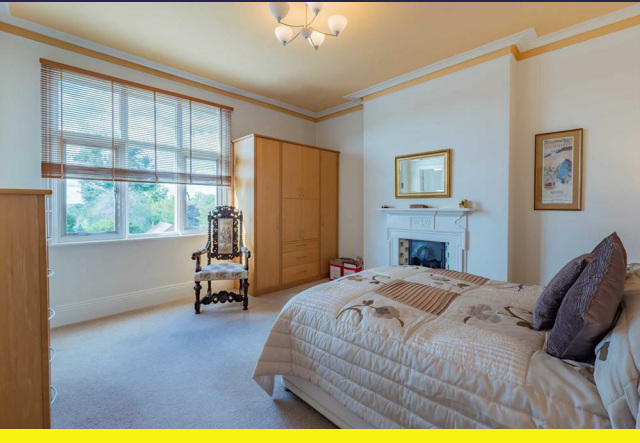
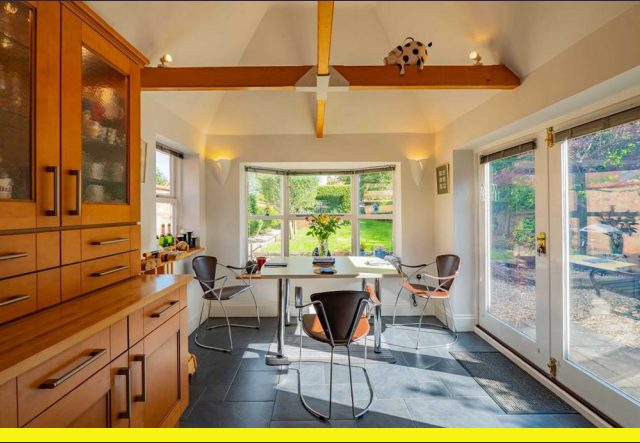
Being positioned at the end of the rear garden and accessed from Elm Road.

REF

CST/DMB/1217/1

DIRECTIONS

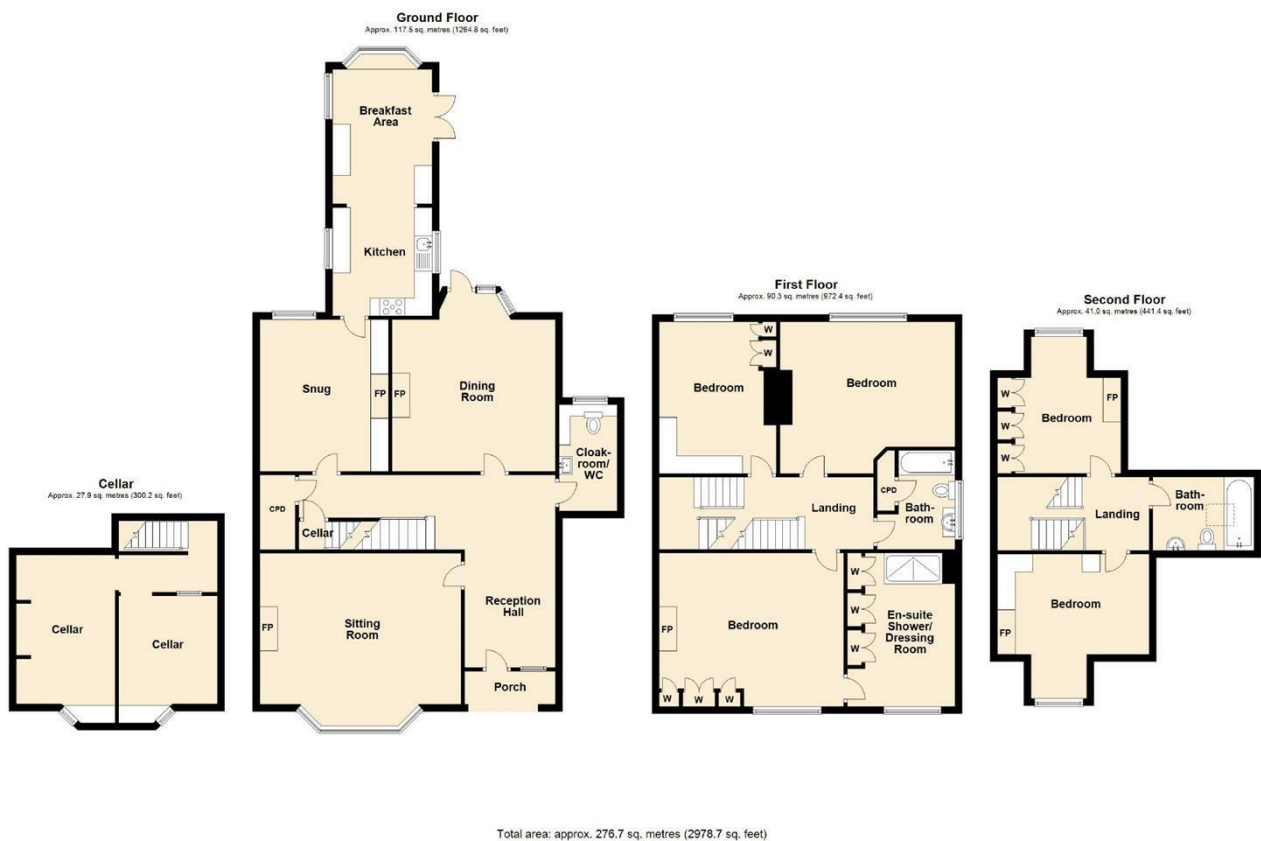
Postcode for sat-nav - CV32 7RH.







Floorplan



General Information

Tenure

Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Warwick District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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