



**1 St. Mary's Road**

Leamington Spa **CV31 1DB**

Guide Price £1,250,000



# 1 St. Mary's Road

Situated in one of South Leamington's prime residential addresses, this fabulous double-fronted late Victorian villa offers magnificently presented and proportioned family accommodation extending to approximately 3,199 sq ft. Affording five bedroomed accommodation arranged over two storeys, one of the most striking features of this exceptional home is the fabulous extended kitchen/family dining room which successfully fuses the period with the contemporary and having a vista to the rear garden via bi-fold doors. Three separate reception rooms provide versatile living accommodation with the superb master bedroom providing access to exceptional en suite facilities. Externally, the house is complemented by a beautifully landscaped rear garden complete with useful garden studio/office, along with a detached brick-built garage having electric doors. Overall this is a rare opportunity to purchase a fine Victorian residence of exceptional space and character.

## LOCATION

The property is to be found on a characterful section of St Mary's Road between Willes Road and Leam Terrace. This is an exceptional location for access to the town centre with Jephson Gardens, Leamington Spa railway station and all town centre amenities being within easy walking distance. Amongst these facilities are local shops and independent retailers, popular restaurants, bars and artisan coffee shops. Additionally, there are excellent local road links out of the town to neighbouring towns and centres including links to the Midland motorway network, with Leamington Spa railway station providing regular commuter rail links to London and Birmingham amongst other destinations.

## ON THE GROUND FLOOR

Imposing arched porch entrance with period entrance door opening into:-

## THROUGH RECEPTION HALLWAY

With exposed floorboards and staircase off ascending to the first floor, period features, two central heating radiators and original doors giving access to:-

## DRAWING ROOM

6.07m into bay x 4.55m (19'11" into bay x 14'11")  
An elegant room with period open fireplace and surround, period cornicing and picture rails and two central heating radiators.

## DINING ROOM

4.88m x 4.09m (16'0" x 13'5")  
With Adam style fireplace housing period open fire and grate, exposed floorboards and central heating radiator.

## SITTING ROOM

4.27m x 4.11m (14'0" x 13'6")  
Presently used as a home cinema room and having a feature pine fireplace with period open fire, fitted cupboard storage, period cornicing and picture rails and central heating radiator.

## REAR HALLWAY

With Velux double glazed roof light, door to cellar and from which stairs and glazed balustrades descend to:-

## OPEN PLAN KITCHEN / FAMILY DINING ROOM

7.47m x 7.06m (24'6" x 23'2")  
Providing a fabulous vista to the rear garden via 90° bi-fold doors and with underfloor heating extending throughout the room with the kitchen area being extensively equipped with a comprehensive range of panelled style units incorporating a large centre island unit with inset stainless steel five burner Smeg hob and fitted oven below, exceptional range of storage solutions including drawers, pan drawers and cupboard space, space for dishwasher and fridge freezer, feature electric fire to the dining area, inset ceiling downlighters, electrically operated roof lights and dual aspect windows.

## INNER LOBBY

With built-in storage, central heating radiator, stable door giving external access and further doors to:-

## UTILITY ROOM

3.99m x 2.08m (13'1" x 6'10")  
With stainless steel sink unit, useful additional cupboard and shelved storage, space for appliances, central heating radiator and large built-in cupboard housing the gas fired boiler and pressurised water system.

## SHOWER ROOM

Being attractively appointed with partly tiled walls and white fittings comprising inset wash hand basin with integrated storage, low level WC and glazed shower enclosure with fitted shower unit, chrome towel warmer/radiator.

## LOWER GROUND FLOOR

## CELLARAGE

A highly useful cellar area providing excellent storage and comprising passageway, off which there are two separate chambers.

## ON THE FIRST FLOOR

## SPLIT-LEVEL MEZZANINE LANDING

With central heating radiator, access trap to the roof space with retractable ladder, further access trap to roof space from lower landing area and original doors radiating to:-

## MASTER BEDROOM (FRONT)

6.07m into bay x 4.52m (19'11" into bay x 14'10")  
With period fireplace, period cornicing and picture rail, three central heating radiators, an excellent range of fitted wardrobing and 'Secret' double doors opening into:-

## EN SUITE SHOWER ROOM

Beautifully appointed with contemporary fittings comprising twin wash hand basins having integrated storage below and illuminated mirrors over, low level WC with concealed cistern, walk-in shower with dual head shower unit and towel warmer/radiator.

## BEDROOM TWO (FRONT)

4.88m x 4.11m (16'0" x 13'6")  
With period fireplace, central heating radiator, period cornicing and picture rail.

## BEDROOM THREE (REAR)

4.29m x 4.11m (14'1" x 13'6")  
With period fireplace, central heating radiator, period cornicing and picture rail.

## BEDROOM FOUR (REAR)

4.09m x 3.99m (13'5" x 13'1")  
With period fireplace, central heating radiator and picture rail.

## BEDROOM FIVE (REAR)

2.72m x 2.72m (8'11" x 8'11")  
With central heating radiator.

## Features

Fabulous Double-Fronted Victorian Villa

Magnificently Extended

Three Reception Rooms

Exceptional Open Plan Kitchen/Family/Dining Room

Five Bedrooms

Three Bathrooms

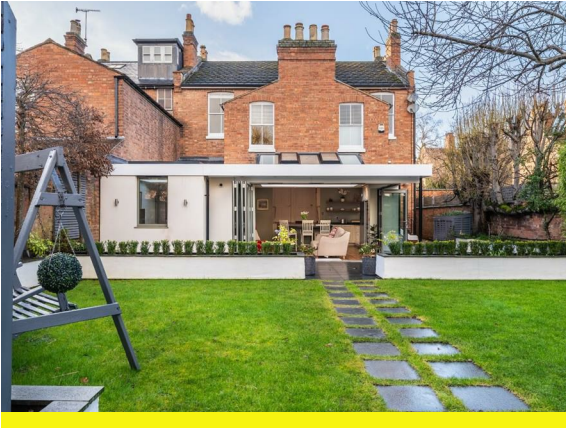
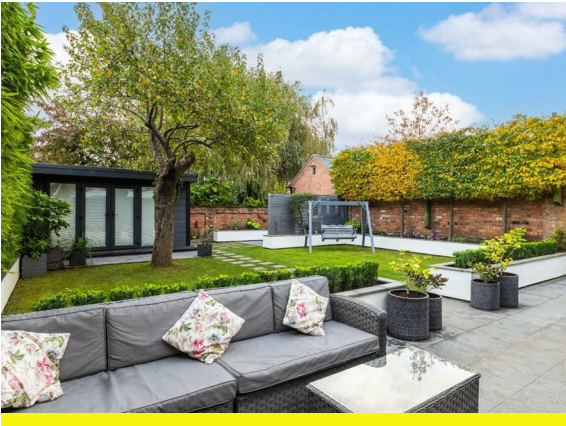
Landscaped Garden with Garden Room

Detached Garage

Beautifully Appointed and Presented



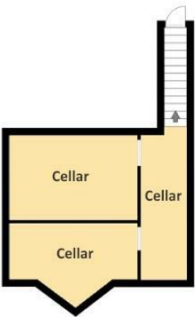




Floorplan

Internal Living Area 3,199sq ft / 297.19m2

BASEMENT



GROUND FLOOR



FIRST FLOOR



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General Information

Tenure  
Freehold

Fixtures & Fittings

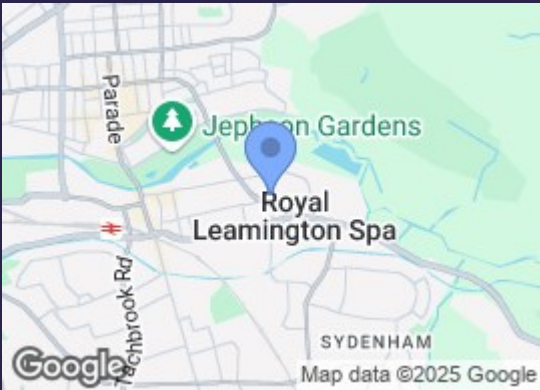
Services

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band F - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>69</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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