

STEPHEN PARRY

& COMPANY



1 The Old Stone Yard, Rugby Road, Leamington Spa, CV32 6DQ

A four bedroom town house within the highly regarded north Leamington Spa location of Milverton.



Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)
Warwick 3 miles
Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
Kenilworth 5 miles
Coventry 10 miles
Rugby 16 miles
Solihull 22 miles
B'ham International Airport 26 miles
Birmingham 28 miles
(Times and distances approximate)

Location

The Old Stone Yard is located in one of Leamington Spa's most sought after areas of Milverton. The property is ideally located for walking into Leamington Spa's town centre that has excellent shops and

restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from

Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the Leamington Tennis Court Club golf at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.

The Property

Situated within a particularly popular location within walking distance of the town centre and close to Milverton School, this interestingly designed three storey linked house offers flexible four bedroom family accommodation. Benefiting from two bathrooms, gas central heating and double glazed windows, the ground floor accommodation includes two separate reception rooms with a contemporary wood burning fire to the lounge. Outside there is the a block paved driveway providing parking and direct access to the garage along with a patio style garden which forms an 'L' shape to two sides of the house.

Entrance door leads to the reception hallway with staircase ascending to the first floor. Doors to understairs storage cupboard, personnel door to the cloakroom, sitting room, dining room, kitchen and garage. The cloakroom has a low level WC, corner wash hand basin

with mixer tap and tiled splashback, and central heating radiator. The sitting room has a contemporary wood burning stove with log storage recess and stone hearth. Double glazed window together with double glazed French style doors opening into the garden. The dining room overlooks the side garden. The kitchen is fitted with a range of oak units with inset 1 bowl stainless steel sink unit with mixer tap, roll edged work surfaces with ceramic tiled splashbacks, space for a range style cooker with extractor above, space and plumbing for washing machine or dishwasher, space for fridge freezer, ceramic tiled floor and wall mounted Potterton Netaheat gas fired boiler. The first floor landing has a staircase ascending to the second floor landing and doors to two walk-in storage cupboards, one of which houses the insulated hot water cylinder, bedroom 1, 2, 3 and the bathroom. Bedroom 1 has two fitted double wardrobes. The bathroom is fully tiled with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap,

bath with mixer tap and shower attachment, corner shower with sliding glazed doors with fitted Mira electric shower unit and chrome towel radiator. The second floor landing provides access trap to the bedroom 4 and the second bathroom. Bedroom 4 has doors to a eaves storage cupboard. The second bathroom has a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiled splashback, corner jacuzzi bath with mixer tap and shower unit over.

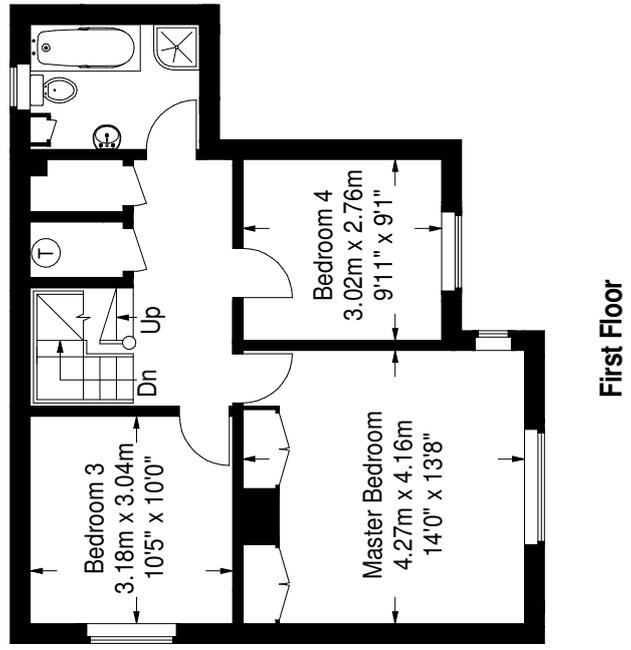
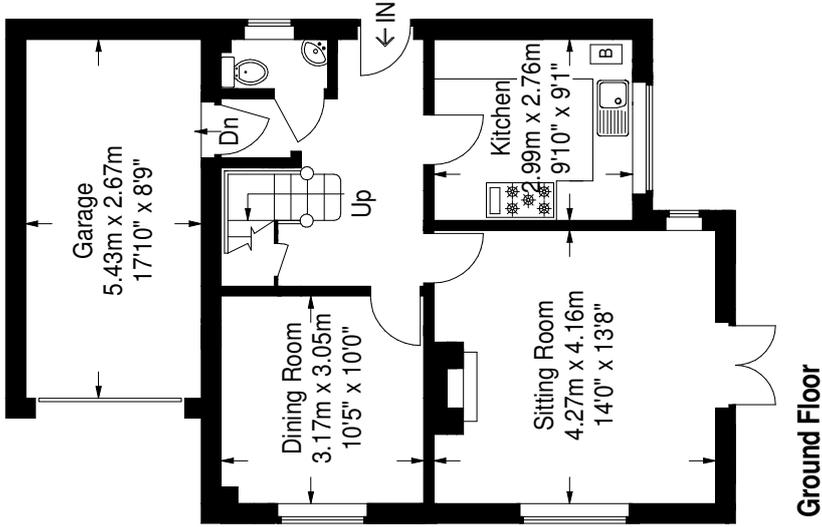






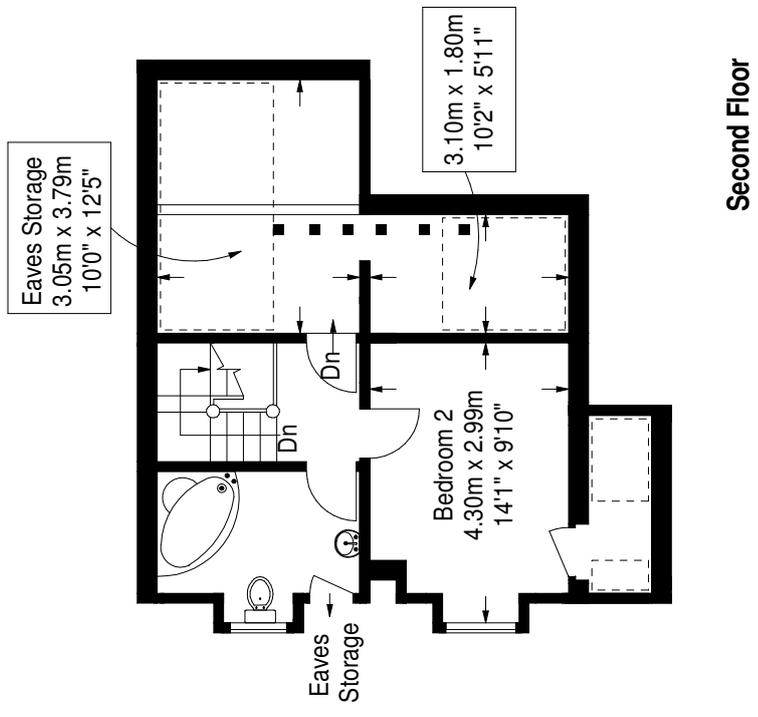


The Old Stone Yard, Leamington Spa



Approximate Gross Internal Area
165 sq m / 1776 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. © propertybox.org



Gardens and Grounds

To the side of the property is a block paved driveway providing an off-road parking space and giving direct access to the garage having timber up and over door fronting, electric light and power and plumbing for automatic washing machine. The gardens are a 'L' shaped patio style garden extending to two sides of the house, one section of which is block paved and the other in period style pavours. Boundaries are a combination of stone wall and timber fencing and the garden can also be accessed by timber gates from two sides of the property.

Tenure

We understand the property is Leasehold. It should be noted that each of the residents in The Old Stone Yard own an 1/8th share in the Freehold interest.

Maintenance

Block buildings insurance is payable of approximately £265 per annum along with maintenance charges in

the region of £250 per annum. We are advised, however, that no maintenance charges other than buildings insurance are payable for the year 2014. At the time of printing these particulars the agents have not had sight of the Lease or Management documentation and prospective purchasers should verify this information via Solicitors' normal enquiries.

Services

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

Council Tax Band

D

Local Authority

Warwick District Council +44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From the M40 (J15) take the A46 towards Coventry. Take the third exit sign posted Kenilworth and Leamington Spa and at the roundabout take the third exit onto the Leamington Road (A452). At the next roundabout take the second exit onto the Kenilworth Road. Continue on this road to the next roundabout and take your second exit and continue on the Kenilworth Road into Leamington Spa and take your first turning on the right onto Northumberland Road. Continue down Northumberland Road to the roundabout and take the third exit onto Rugby Road. Continue along Rugby Road and the property is situated on the right hand side before St Marks church (CV32 6DL).

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