

STEPHEN PARRY

& COMPANY



The Crest 21 Northumberland Road, Royal Leamington Spa, CV32 6HE

An outstanding 5/6 bedroom detached house of the highest quality situated on one of Royal Leamington Spa's most sought after roads benefiting from a west facing rear garden and having been considerably extended and modernized.

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
Birmingham International Airport 26 miles
Birmingham 28 miles
(Times and distances approximate)

Location

Northumberland Road is one of Leamington Spa's most sought after roads. 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 in Bedford Street, golf is at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.





Accommodation

Ground floor: Reception hall •
Cloakroom • Study • Sitting room •
Kitchen/Family room/Dining room •
Utility room

• First floor: First floor landing •
Bedroom 1 with en suite bathroom •
Bedroom 2 with en suite bathroom •
bedrooms 3/4 with en suite bathroom •
Bedroom 5 • Storage cupboard •
Principle bathroom

Second floor: bedroom 6/office/play-
room • Front garden • Garage • Rear
garden with vehicular access



The Property

Ground floor

A rare opportunity to purchase an outstanding 5/6 bedroom detached house of the highest quality situated on one of Royal Leamington Spa's most sought after roads benefiting from a west facing rear garden. The property has been skilfully extended by the current owners to provide flexible living accommodation with the benefit of new double glazing, under floor heating, an Austin Matthews kitchen and marble bathrooms with Burlington of London sanitary ware. Internal viewing of the property is essential to understand and appreciate the high quality of this outstanding family home. Approached via a recessed porch with original stained glass front door to the entrance hall. Entrance hall with oak floor, torus skirting boards, staircase to the first floor landing and original doors to the cloakroom, study, sitting room and kitchen/dining room. The cloakroom has a matching white suite to include wash hand basin and wc. The study has a bay window overlooking the front elevation, picture rail and oak floor. The sitting room overlooks the front elevation, ceiling coving, stone fireplace with inset gas fire, oak floor and open access to the kitchen/dining room. The dining area has bi fold doors to the rear garden and patios, sky light, lime stone floor and open access to the luxury kitchen. The kitchen overlooks the rear garden and has been fitted with an Austin Matthews kitchen. The kitchen has matching units with marble work surfaces, inset Perrin & Rowe double Belfast sink, Aga with gas companion oven and gas hob, concealed fridge/freezer, concealed dishwasher, door to the rear garden and continuation of the lime stone floor from the dining area. The utility room is accessed off the kitchen and has base units to match the kitchen units with concealed washing machine, and continuation of the lime stone floor from the kitchen. A door from the kitchen provides access to the garage.



First floor

The first floor landing provides access via original doors to a store room, bedrooms one to five and the luxury bathroom. Bedroom one has Juliet balconies overlooking the rear garden, fitted wardrobes, oak floor and a door to the luxury en suite bathroom. The en suite has a Burlington of London white suite comprising free standing bath, vanity unit with wash hand basins, high level wc and marble tiling to the walls and floor. Bedroom two has a Juliet balcony overlooking the rear garden, oak floor and a door to the luxury en suite bathroom. The en suite has a Burlington of London white suite comprising free standing bath, vanity unit with wash hand basin, high level wc and marble tiling to the walls and floor. Bedroom 4 provides access to bedroom 3 and both bedrooms overlook the front elevation and have oak floor. Bedroom 3 has a luxury en suite comprising a Burlington of London white suite with bath, vanity unit with wash hand basin, wc and marble tiling to the walls and floor. Bedroom 5 overlooks the front elevation and the principle luxury bathroom comprises a Burlington of London white suite comprising double rain shower, vanity unit with wash hand basin, wc and marble tiling to the walls and floor. On the second floor is bedroom 6 that could be used as a study/playroom.





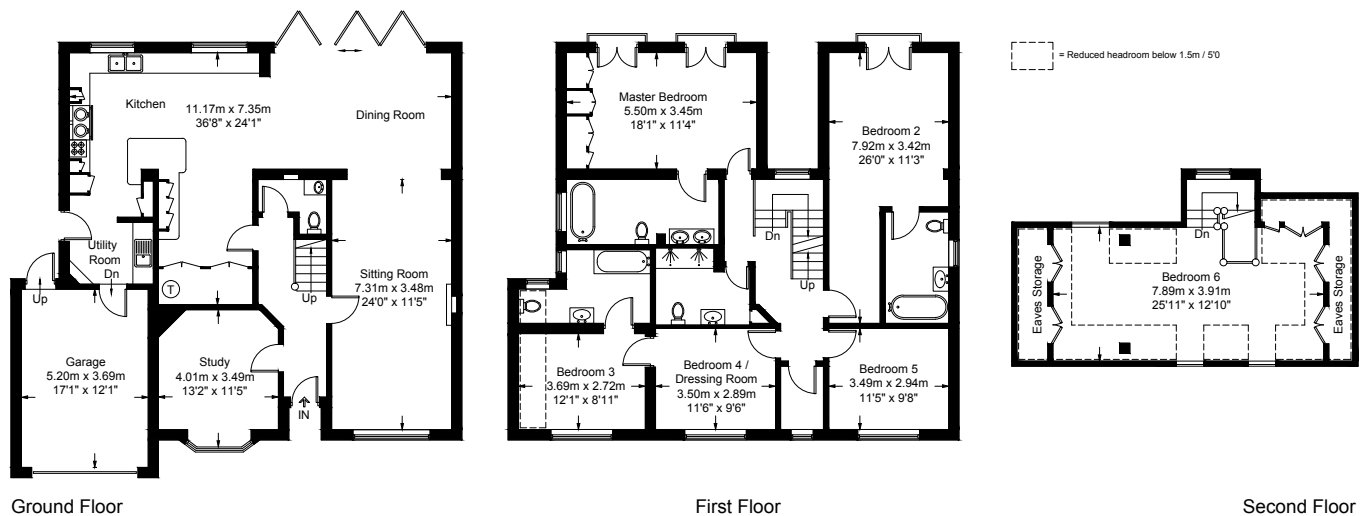


Outside

The front garden has a brick pillared entrance to a brick block paved driveway providing access to the garage. The garage has an electric roller shutter door and is currently used as a fitness room. The rear garden has been landscaped with paved patios ideal for al fresco dining. The garden is laid to lawn, with established Cotswold stone and flower borders. The rear garden is the last property on Northumberland Road to have rear vehicular access off Greathead Road and (subject to planning) could provide space for garaging/coach house.



Floorplan



Approximate Gross Internal Area = 297.6 sq m / 3203 sq ft
(Including Garage / Excluding Reduced Headroom / Eaves Storage)
Illustration for identification purposes only,
measurements are approximate, not
to scale. © propertybox.org

Tenure

The property is Freehold.

EER Rating

47 (E)

Services

Mains electricity, water, gas and drainage are connected to the property.

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 +44 (0) 1926 883311

Directions

From our office proceed up Northumberland Road and 21 Northumberland Road is located on the left (CV32 5HE).

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