

STEPHEN PARRY

& COMPANY



11 St Marks Road, Leamington Spa, CV32 6DL

A truly deceptive, imposing and substantial 6 bedroom town house with a brand new detached coach house and west facing rear garden.

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)

Accommodation

Entrance porch • Drawing room • Dining room • Study • Kitchen/Breakfast room • Cloakroom • Side lobby • Cellar • First Floor Landing • 4 Bedrooms • Bathroom • Shower room • Second Floor land • 2 Further bedrooms • Kitchen • Bathroom • Front garden with off road parking • Rear west facing garden • Brand new detached coach house

Location

11 St Marks Road 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

This beautifully presented town house retains an abundance of period features to include high ceiling, stained glass windows, picture rails, sash windows, ceiling coving and oak flooring. Situated in a desirable tree lined road, the property offers well proportioned accommodation over three floors. A carved wooden front door with window above provides access to the reception hall. The reception hall provides access through to the drawing room, dining room, study/morning room and a door provides access to the inner hall. The reception hall has a shallow tread carved staircase to the first and second floor landings, and the original Minton tiled floor. The drawing room has a bay window overlooking the rear garden, ceiling cornice with ceiling rose, original carved fireplace with tiled surround and gas fire and exposed floor boards. The dining room has sash windows overlooking the front elevation, ceiling cornicing, timber fireplace with

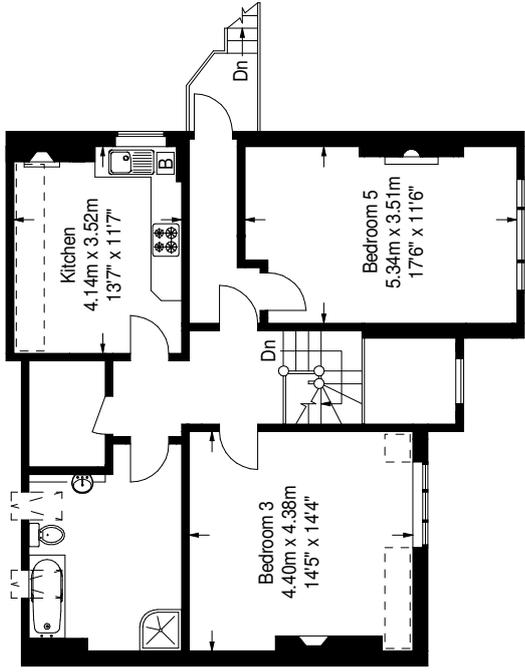
tiled surround and gas fire and Tourus skirting boards. The study/morning room has a bay window overlooking the front elevation with sash window, original marble fire place and fitted office furniture. The inner hallway provides access to the front of the property, the cloakroom, utility room, kitchen/breakfast room, cellar, and has a second "servants" staircase to the first floor landing. The cloakroom is fitted with vanity unit with wash hand basin and wc. The kitchen/breakfast room overlooks the rear west facing garden and has doors into the garden. The kitchen has a range of modern units with work surfaces and inset stainless steel sink, and a Baumatic range and a Bosch dish washer. The cellar comprises of 3 chambers. The first floor has a half mezzanine landing that provides access to the bathroom and separate shower room. The bathroom has a modern white suite to comprise vanity unit with his and hers wash hand basins,

bath with shower above, wc and original fire place. The separate shower room has a sash window overlooking the side elevation, wash hand basin and shower cubicle with fitted shower. All of the first floor 4 bedrooms have sash windows and original marble fireplaces. The principal bedroom has 2 fitted double wardrobes. From the first floor landing is a staircase rising to the second floor landing that provides access to 2 further bedrooms, kitchen and bathroom. The second floor could be utilised as a separate apartment within the main house if required. Both bedroom 5 and 6 overlook the front elevation, with views towards St Marks Church, and have cast iron fireplaces. The kitchen is fitted with a range of modern units with work surfaces, inset stainless sink, inset gas hob, electric extractor above and fitted oven. The bathroom has a fitted modern white suite comprising vanity unit with wash hand basin, bath, wc and separate shower.

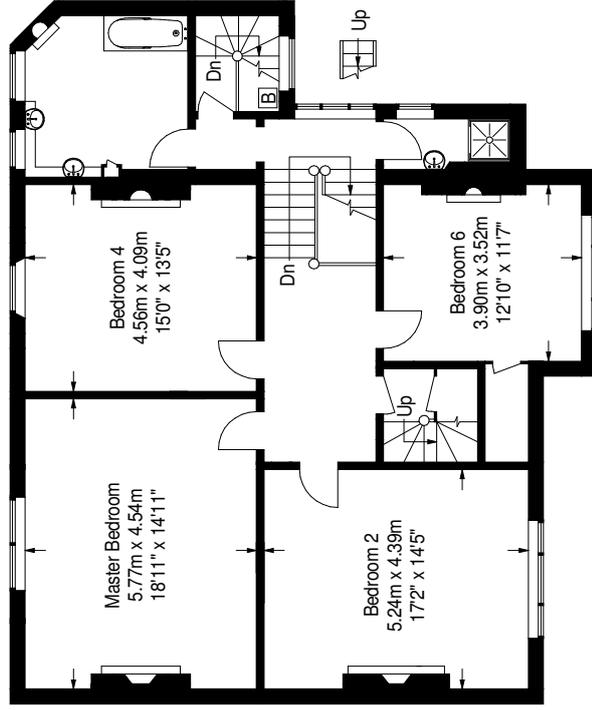




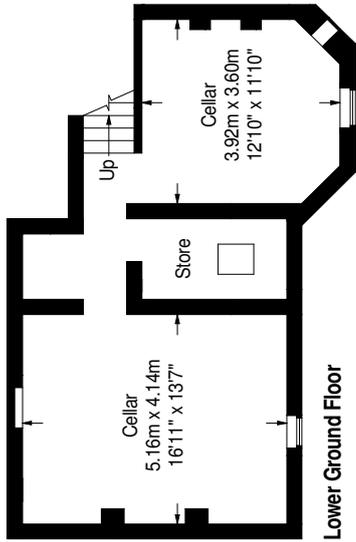




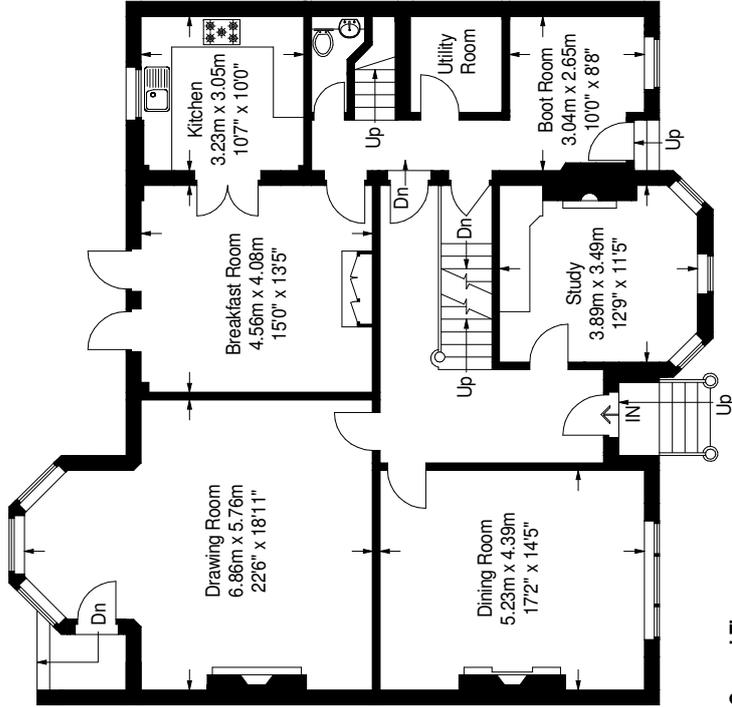
Second Floor



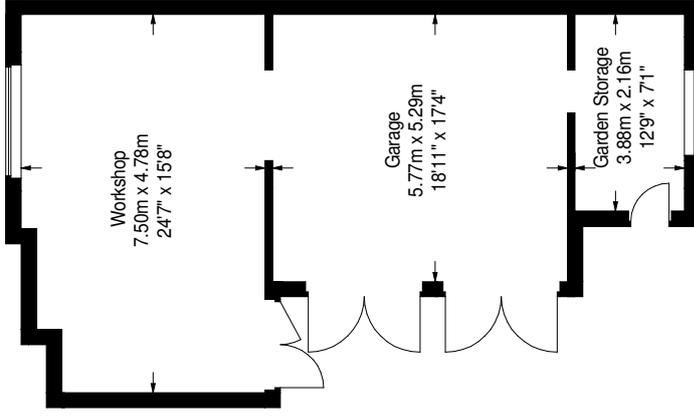
First Floor



Lower Ground Floor



Ground Floor



The Coach House



Gardens and Grounds

The front garden has a brick pillared entrance with brick walls to the front and both side boundaries and a tarmac drive providing off road parking for 4 to 5 cars, and has flower and shrub boarders.

The rear garden is west facing and has brick walls to both side boundaries. The garden is laid to lawn with flower, shrub and tree boarders.

An outstanding feature of 11 St Marks Road is a new detached brick coach house that was constructed in August 2014 and currently could be used as garaging for several cars with storage space above (or subject to planning permission) the coach house could be converted into ancillary accommodation to the main house or used as a home office. In addition there are separate double vehicular gates next to

the new detached brick coach house, that provide access to an additional driveway providing further off road parking.

Tenure

The property is Freehold.

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 but maybe available by separate negotiation.

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 take the third turning on the right onto St Marks Road and 11 St Marks Road will be located on the left (CV32 6DL).

STEPHEN PARRY
& COMPANY

1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW

T: +44 (0)1926 883 311
www.stephenparry.co.uk

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