

STEPHEN PARRY

& COMPANY



The Old Vicarage, 4 St Marks Road, Leamington Spa, CV32 6DL

A substantial Grade II listed four bedroom, three storey period town house converted from The Old Vicarage of St Marks Church designed by George Gilbert Scott junior 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)



Accommodation

Entrance hall • Cloakroom • Drawing room • Study with mezzanine landing • Kitchen / Breakfast room • Cellar • First floor landing • Two bedrooms (bedroom 1 with en suite bathroom and bedroom 2 with en suite shower room) • Second floor landing • Two further bedrooms (bedroom 3 with en suite bathroom and bedroom 4 with en suite shower room) • Front Garden • Rear garden with studio/home office • Allocated parking for 4 cars

Location

The Old Vicarage, 4 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 at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.





The Property

The Old Vicarage, 4 St Marks Road was the original vicarage for St Mark's Church and was designed by the architect George Gilbert Scott junior in 1872 with later alterations and has been described as his 'most ambitious house'. The property was built for the Revd Charles Caus Wilson before he started work on St Marks Church next door. The Old Vicarage was converted into three townhouses in 1986. This beautifully presented Grade II Listed town house retains an abundance of period features to include high ceiling, stained glass windows, sash windows, ceiling coving and oak flooring yet has a contemporary feel. Situated in a desirable tree lined road the property offers well proportioned accommodation over three floors.

Carved wooden front door with stained glass leaded light above provides access to the reception hall. The reception hall provides access through 6 panel carved doors to the cloakroom, drawing room and dining room with a shallow tread carved staircase to the first and second floor landings. The cloakroom has a fitted white suite and continuation of the oak floor from the reception hall. The drawing room has a substantial bay sash



window overlooking the front elevation with views towards St Marks Church, a carved fire place with open fire and fitted bookcases. An archway from the drawing room provides access to the inner lobby and study. The study has a sash window overlooking the side elevation and a ladder providing access to the mezzanine landing. From the study is a trap door with steps down to the barreled roof cellar that provides additional storage for the property and could be converted into further accommodation. The dining room has a substantial bay sash window overlooking the front elevation with views towards St Marks Church



and provides access to the kitchen and garden. The kitchen has a range of shaker kitchen units with granite work surfaces and integrated appliances to include gas hob with extractor, fitted oven, concealed fridge and freezer, dish washer, washing machine and a wine cooler.

The first floor landing provides access to bedroom 1 with an en suite bathroom and bedroom 2 with an en suite shower room. The second floor landing provides access to bedroom 3 with an en suite bathroom and bedroom 2 with an en suite shower room. All of the bedrooms have sash windows overlooking the front elevations with views towards St Marks Church with bedrooms 3 and 4 having access to a balcony.







Gardens and Grounds

To both sides of the property are gardens. The garden fronting onto St Marks Road was originally the front garden for The Old Vicarage with the second garden now being the main garden for the property that was an extensive patio area ideal for al fresco dining, timber pergola, mature oak tree, established lawn garden with shrub borders and a timber studio/home office. To the front of the property is parking for 4 cars and a further area with a timber garden shed and further storage space.



**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.

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 The Old Vicarage will be located on the right.

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