



75 Rugby Road, Leamington Spa, CV32 6DH
Offers Over £550,000

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This stunning Victorian terrace, dating back to c.1912, is located in the highly desirable and fashionable pocket of Milverton, just a stone's throw from the town centre and an excellent range of local amenities. Quite possibly one of the most unique and "tardis-like" homes on the market, it has been finished to an exceptional standard throughout, combining period charm with stylish modern living.

From the moment you step through the front door passing the striking view of the church to the front, you are welcomed into a home that radiates warmth, character, and quality. The interiors offer a seamless melange of original features and contemporary touches, creating a perfect balance for modern family life.

Adding to its appeal, the property benefits from a brand-new roof installed in 2022, complete with a 10-year warranty.

Call us to arrange a viewing - 01926 893 111

LOCATION

Positioned north west of Leamington Spa within strolling distance of the town centre with all the amenities on offer you desire you will find this stunning property on Rugby Road. Giving easy access and falling within the catchments of sought after local schools including Milverton and Brookhurst primary schools, North Leamington Secondary not to mention the gorgeous local parks including Victoria Park, The Band Stand and Jephson Gardens. Finally it is also well placed to take advantage of being walking distance to the train station with links to major cities across the UK and also close to the major road networks including the A46 and the M40.

LOWER GROUND FLOOR

The current owners have created this 'moody' gym within the basement conversion. Decorated with ambience in mind this fully functional gym could also double up as a chill out room or cinema room.

GROUND FLOOR

Upon entering, the welcoming entrance hallway gives way to a home office that has been fitted out with a large cloaks cupboard. There is also a doorway that

leads to the basement. Heading towards the rear you pass the two flights of stairs lead up to a private bathroom and the second to the three bedrooms and bathroom. To the rear the owners have created a beautiful and bright open plan kitchen with lots of natural light that seamlessly opens up into the dining room. Doors connect to the south facing town garden and an opening leads you into the charming snug with wood burning stove.

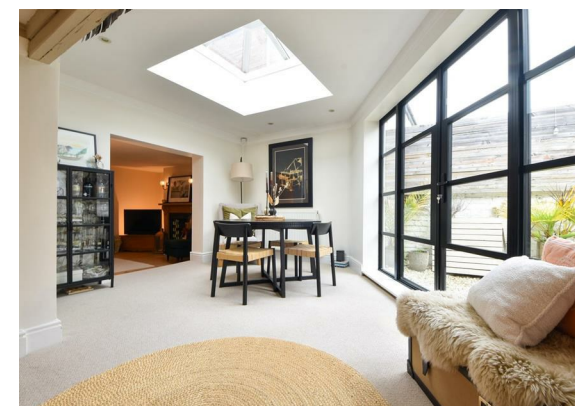
FIRST FLOOR

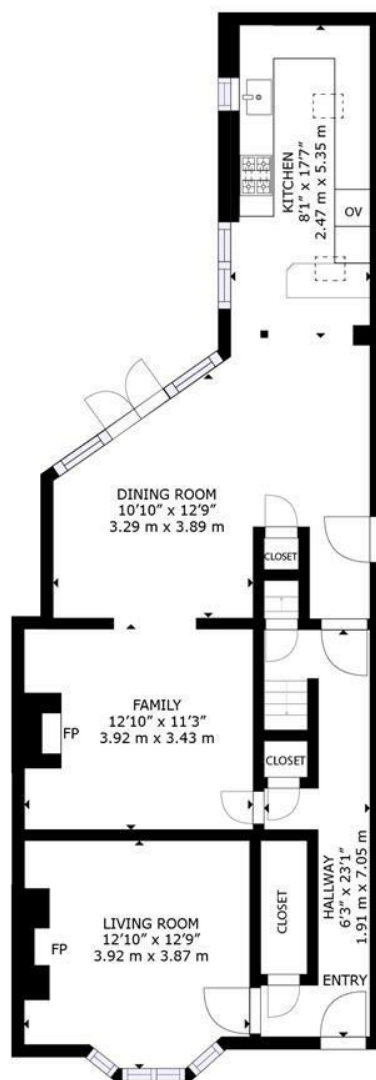
The first floor is divided into two sections adding to the uniqueness of the property. One flight leads to a lovely bathroom suite and the second on to the landing of which connects the three double bedrooms; all scrumptiously decorated and tastefully presented and finally a family bathroom. The owners have really created a modern and warming atmosphere throughout.

EXTERNAL

The South facing town garden is private and completely secure. Having been designed to create an indoor / outdoor connection when the doors are opened, this charming garden has a mix of low maintenance pebbled and

paved areas together with built in seating. The high level timber fencing offers that all important privacy.





GROSS INTERNAL AREA
FLOOR 2: 874 sq. ft, 52 m², FLOOR 2: 443 sq. ft, 62 m²
TOTAL: 1,317 sq. ft, 115 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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FLOOR 1

124 Regent Street, Leamington Spa, CV32 4NR
Tel: 01926 893111 | hello@charlesrose.co.uk
www.charlesroseproperties.co.uk

