



GREATHEED ROAD, MILVERTON

complete ●●●  
SALES & LETTINGS





“This is an elegant home, from the moment you step through the attractive front door and get greeted by the welcoming hallway, pass the beautiful reception rooms and walk into this stunning kitchen- you know this is something special! You could be owning one of the best presented homes in the sought after Milverton- just North West of the vibrant Leamington town centre”





Discover this meticulously upgraded townhouse, a true gem built in 1911, nestled on a coveted road in Milverton, a desirable enclave just to the northwest of Leamington Spa's town center. This bay-fronted residence has a converted cellar & loft which now spans over four floors, offering an abundance of space and style. The ground floor welcomes you with an inviting entrance hall leading to a gracious living room and an elegant dining room. The heart of the home is a thoughtfully designed kitchen, complemented by a beautiful view of the garden through the bi-folding doors. Convenience is key, with the inclusion of a guest WC and the conversion of the cellar into a functional office space, complete with a utility area. Journey upstairs to discover four spacious bedrooms. The master and second bedrooms boast en-suite facilities, adding a touch of luxury to everyday living. A well-appointed family bathroom completes the accommodation on this level. The home is graced by a stunning south-facing landscaped garden, offering the potential for rear access and off-road parking. With its ideal location near esteemed local schools, and within minutes of Leamington Spa's vibrant town center, brimming with parks, shops, boutiques, coffee houses, and restaurants, this townhouse provides the ultimate blend of elegance and convenience. Plus, the nearby train station offers a direct service to London Marylebone, further enhancing its appeal.

## Description

### Entrance Hall

The original stained glass entrance door leads to the hallway, which has been well decorated & plastered, high ceilings, decorative newel posts, a radiator, and beautifully tiled flooring from Fired Earth. There is a staircase to the first floor and painted timber doors to the living room and dining space. There is a step-down and open walkway through to the kitchen area. There is a carpeted staircase leading down to the converted cellar.

### Guest WC

Large, porcelain tiles, floating hand basin with chrome mixer, tap and vanity storage, toilet, cabinet housing the Vaillant gas-fired combination boiler, downlights, and extractor.

### Living/Dining Room

Beautiful and very elegant living space, which has been re-plastered, has a timber sash bay window to the front, fireplace with log burning fire, slate hearth, and stone surround. Alcove shelving and fitted cabinets. There is cornice, radiator, and a large opening through to the dining room. The dining area has space for a large dining table, there is fixed shelving, cabinets, feature wallpapered wall, high ceilings, radiator, and a timber double-glazed window to the rear.

### Breakfast Kitchen

A modern sleek neutrally coloured kitchen with Corian worktops, which include a molded sink with drainer and mono-block chrome mixer tap. There is a Siemens five-ring induction hob, grey glass splash-back with under-counter lighting, and an extractor. There is a fitted Siemens oven, fitted Siemens steam oven, a fitted Siemens dishwasher, bin housing, and a center island breakfast bar with plenty of storage and drawers. There is also a fitted wine fridge, and timber breakfast bar. Down-lighting, two Velux windows, timber double-glazed sash window to the side. Beautiful porcelain tile flooring, tall traditional three-column radiator. Beautiful bi-folding doors lead to the garden.

### Cellar

### Office

Plastered and has a tall radiator, storage cabinets, timber double-glazed window to the front, carpeted, down-lights, and electrics.

### Utility

There is also a utility space with a sump pump and plumbing for a washing machine.

### First Floor Landing

A carpeted landing, which is split level. The first level is the bedroom 4 and family bathroom. A couple of steps up to the secondary level which has two bedrooms. Also, there is a staircase going to the second floor.

### Bedroom One

Very spacious double bedroom with three sets of double wardrobes, two timber conservation/double glazed windows to the front, radiator, and door through to the ensuite.

### En-Suite

Beautifully appointed with glass sliding door to the shower cubicle with rain-head thermostatic shower. Stone effect worktops, which has a surface mounted bowl style sink with surface-mounted mono-block mixer tap, vanity storage below, concealed waste floating toilet with chrome flush button, chrome towel radiator, fixed large mirror, downlights, extractor, electric shaver point, tiled to water sensitive areas with marble effect tiles, there is a timber sash double glazed triangle window which is frosted. Porcelonsa tiled.

### Bedroom Two

A very spacious double bedroom with timber double glazed sash window to the rear, an original painted fireplace, fixed shelving, and a fitted double wardrobe. There is also oak flooring and a radiator.

### Bedroom Four

Another good-sized bedroom with oak flooring, a radiator, and a timber sash window to the rear.

### Bathroom

A lavish four-piece family bathroom with half height, marble effect tiling, a central floor standing egg style bath with fitted chrome mixer tap. There is a floating, concealed waste toilet with a flush chrome





pushbutton. Glass door shower enclosure with rain-head thermostatic shower and tiled boxing. Large tiled flooring, down-lights, extractor, wall lighting, and mirror light. There is a floating hand-basin which is surface mounted on a timber unit with vanity drawers. A uPVC frosted double-glazed window to the rear elevation.

#### Second Floor Landing

Carpeted second floor, landing eaves, storage cupboards, and the timber double-glazed window door to the bedroom & bathroom.

#### Bedroom Three

Spacious double bedroom with conservation dormer, with timber double-glazed window. There is a timber Velux window with fitted blinds. Down-lighting, grey timber effect laminate flooring, radiator, and fitted wardrobes.

#### En-suite

Glass cube shower enclosure with an electric Mira shower, pedestal hand wash basin, toilet, radiator, timber Velux window with fitted blinds, down-lighting, and an extractor.

#### Rear Garden & Parking

A professionally landscaped south-facing rear garden which has a large area of sunny slate terrace. A slate pathway leads to the back of the garden with double gates with the potential for off-street parking. There is an area of lawn with sleeper retained bedding areas, full of flowers, plants, and mature pleached Hornbeam trees providing privacy. There is a shed, a brick wall on both sides, outside lights, and an outside tap. There is a service lane for access to the gates for parking if required.

#### Location

Approached via Gaveston Road, Greatheed Road forms a striking road of period homes set on a beautifully tree-lined road, close to the Leamington tennis club. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, coffee houses, and bars, offering a unique shopping, dining, and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks, gardens, and range of excellent private and state schools with Milverton Primary, Brookhurst Primary, and Trinity Catholic School within walking distance, it is a very popular place to live. Being positioned close to excellent transport links, the A46 is





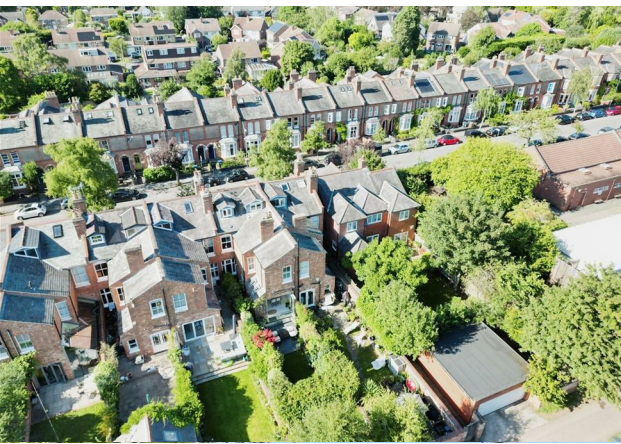


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GROSS INTERNAL AREA  
 FLOOR 1: 185 sq. ft, 17 m<sup>2</sup>, FLOOR 4: 188 sq. ft, 17 m<sup>2</sup>  
 FLOOR 2: 755 sq. ft, 70 m<sup>2</sup>, FLOOR 3: 676 sq. ft, 63 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 83 sq. ft, 8 m<sup>2</sup>  
 PATIO: 653 sq. ft, 61 m<sup>2</sup>, PORCH: 52 sq. ft, 5 m<sup>2</sup>  
 TOTAL: 1804 sq. ft, 168 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



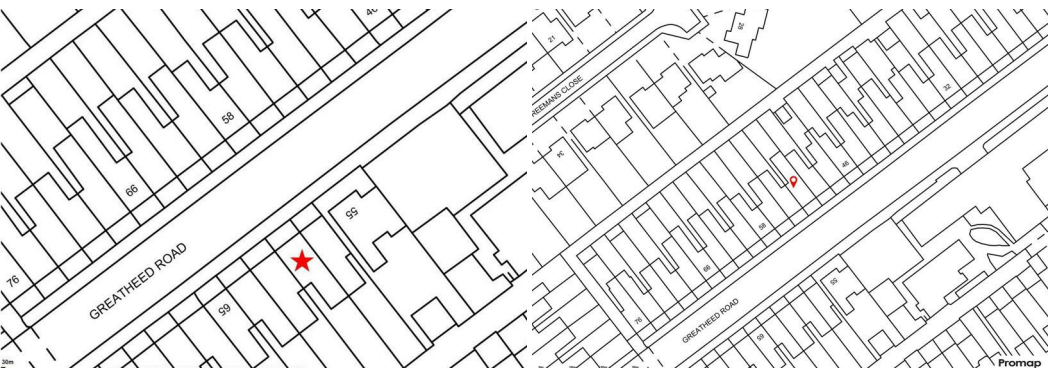
approximately three miles from the property, which provides links to the heart of the Midland motorway network. Leamington Spa railway station offers regular direct commuter links to London Marylebone Station, Birmingham, and a wide range of further centers and is positioned 1.7 miles from the property.





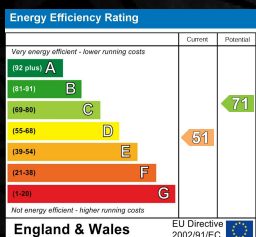


- A stunning 1911 Town House
- Four Spacious Bedrooms
- South Facing Garden
- Close To Town Centre & Shops
- Three Bathrooms & Guest WC
- Set Over 4 Floors
- Immaculately & Stylishly Presented Throughout
- Located North West - Milverton
- Good Local Schools
- Off Road Parking



## GREATHEED ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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