



RUGBY ROAD, LEAMINGTON SPA, CV32
OFFERS OVER £925,000 FREEHOLD

Winkworth



Behind its handsome Victorian façade, Rugby Road is an exceptional family home where beautifully preserved period architecture has been sensitively combined with generous, contemporary living space.

The entrance hall immediately establishes the character of the house, with restored pine floorboards and the original staircase connecting the four floors. To the front, the elegant drawing room is framed by a broad bay window, high ceilings, ornate corning and a period fireplace. Behind is a second reception room, currently arranged as a family room, with a log burner, bespoke cabinetry and stained glass glass.

The rear of the house has been transformed by a superb open-plan kitchen and dining extension. Shaker cabinetry, extensive work surfaces and a central peninsula lead into a striking glazed dining area, where an expanse of glass and bi-folding doors creates a wonderful connection with the south-facing garden. Plumbed underfloor heating extends throughout the kitchen, adding to the comfort and practicality of this impressive family space.

Below, the lower-ground floor provides an unusually generous and adaptable extension of the living accommodation, currently arranged to provide a gym, office/recreation space, utility and wine storage, with direct access to the garden. Underfloor heating extends throughout this level, making it an especially useful and versatile part of the house.

Across the upper floors are four generous double bedrooms. The principal bedroom is particularly impressive, spanning the width of the house with a bay window, original fireplace, stripped timber flooring and extensive custom-built cabinetry providing an exceptional amount of fitted storage. Two beautifully appointed bathrooms serve the bedrooms and have been comprehensively renovated by the current owners, both benefiting from underfloor heating. The superb first-floor bathroom is finished with a marble floor and features a freestanding roll-top bath alongside a wet-room-style shower. The property's WCs have similarly been completely refurbished.

A further staircase provides access to the substantial attic, an excellent additional feature which is fully panelled and provides a considerable amount of readily accessible storage beyond the accommodation across the main floors.

Completing the property is a secluded south-facing walled garden, with an extensive entertaining terrace and highly useful rear access onto Arely Mews. Importantly, this provides practical vehicular access to the rear of the property as well as convenient pedestrian and cycle access – a particularly useful feature for family life. A separately titled garage is also situated nearby.

The current owners have undertaken a thoughtful programme of improvement, including the comprehensive renovation of the bathrooms and WCs, installation of underfloor heating, new flooring, extensive redecoration and the sympathetic enhancement of the property's original features. The result is a particularly successful combination of Victorian scale and architectural character with the space, comfort and functionality expected of a modern family home.

Material Information:

Council Tax: Band F | Local Authority: Warwick District Council | Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 26) | Mobile Coverage: Variable Coverage (Checked on Ofcom Sept 26) | Heating: Gas Central Heating | Listed: No

***Agents Notes: Rugby Road sits within the Leamington Spa Conservation Area. ***







TOTAL: 2,831 sq ft / 263.00 m²

Please note that the garage is located separately from the main property and does not adjoin the property or its grounds.

The garage is situated nearby and is held under a separate registered title. It is included within the sale of the property.

Prospective purchasers should satisfy themselves as to the precise location, title and extent of the garage through their legal adviser prior to exchange of contracts.

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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