



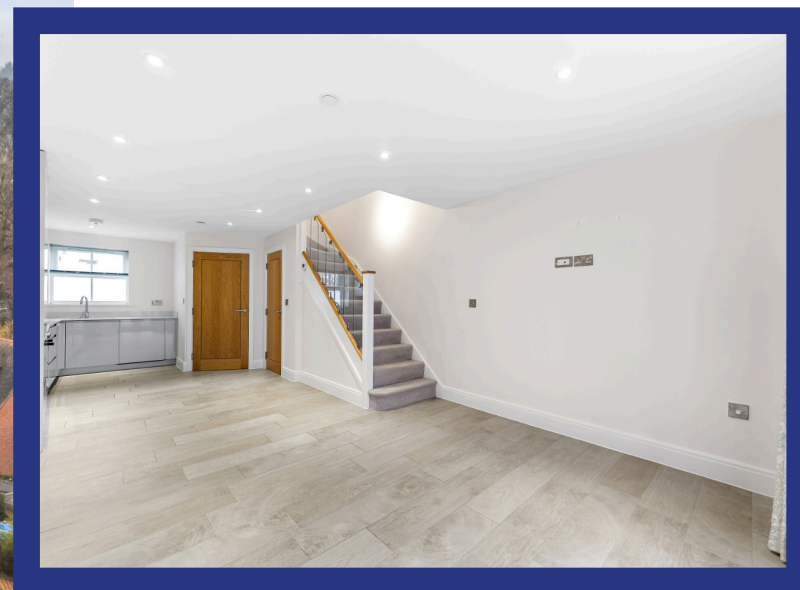
The Mews, Milverton Crescent, CV32
£500,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this beautifully maintained contemporary, 3 bedroom townhouse set on a quiet street in desirable North Leamington Spa.

Set over 3 floors, this lovely family home offers open plan and flexible living with accommodation extending to approximately 1035 sq ft.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Ofcom Jan 2025)

Mobile Coverage: Limited Coverage (Ofcom Jan 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Set on a popular road in desirable North Leamington Spa, the Mews is a beautifully maintained and immaculately finished contemporary, end of terrace, townhouse complete with off street, gated parking and a private patio garden.

Offering flexible living accommodation which extends to approximately 1035 sq ft, this three bedroom, three bathroom family home is offered for sale with no onward chain.

Upon arriving at the Mews, an entrance hallway, with a downstairs cloakroom/WC, leads you into a spacious and bright, open plan living room and kitchen diner. Large french doors partially forming a modern bay overlooking the rear patio garden, and front aspect windows provide the room with plenty of natural light.

The kitchen is contemporary in style, with an abundance of cupboard and counter-top space, as well as a range of integrated appliances including induction hobs, fridge/freezer and dishwasher.

The carpeted stairway leads you to the first floor landing, where there are two double bedrooms, both with en-suite shower rooms. The bedroom to the rear of the property has views over the patio garden from the balcony that leads off it.

The generous master bedroom is situated on the second floor and provides a peaceful and calming environment. There are a number of built in wardrobes as well as a generous en-suite bathroom complete with a bath and a separate shower.

Externally the rear courtyard garden is a sun trap, and accessed via the french doors in the reception room. The garden is fully enclosed with a summer house to the rear and a rear gate leading to the two, allocated off street parking spaces, which in turn are accessed through an electronic gate.









About the Area

The Mews sits on a quiet position between Rugby Road and Beauchamp Hill in popular North Leamington Spa, a short walk the Parade (0.4 miles) and the centre of the town (0.5 miles).

Kingsley School (0.4 miles) and Arnold Lodge (0.7 miles) are both within walking distance, while Warwick School (2.4 miles), Kings High School for Girls (2.8 miles) and North Leamington School (1.7 miles) are all a short drive.

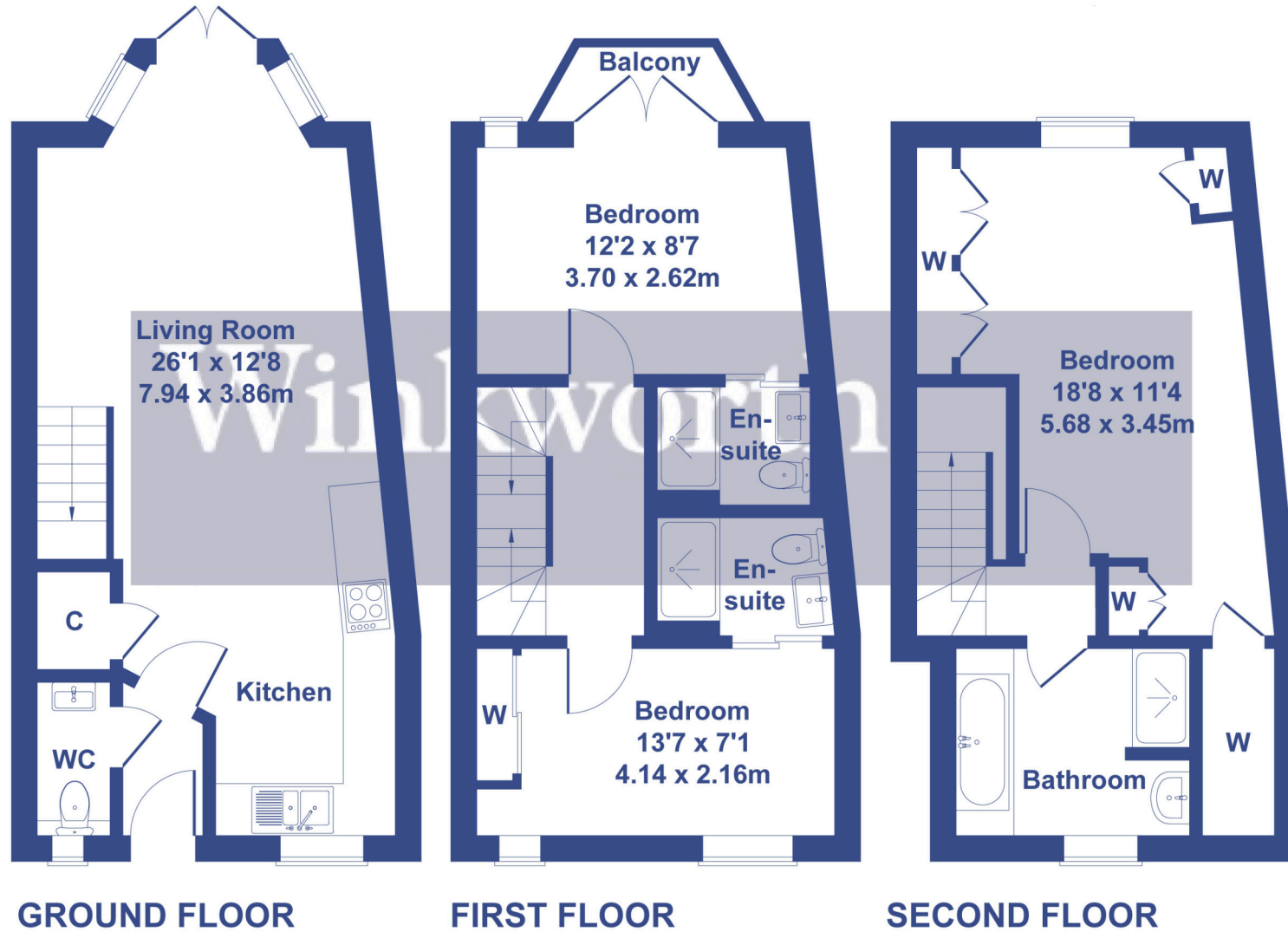
For those looking for local sports clubs, Leamington Lawn Tennis & Squash Club is situated on Guys Cliffe Avenue (0.3 miles) while Warwick Boat Club (2.1 miles) is also close by.

Leamington Spa Train Station is an 18 minute walk (0.9 miles) and provides direct access to London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes), while the motorway network is accessed via multiple junctions of the M40. Birmingham International Airport is a 36 minute drive, and offers a wide range of domestic and international destinations.



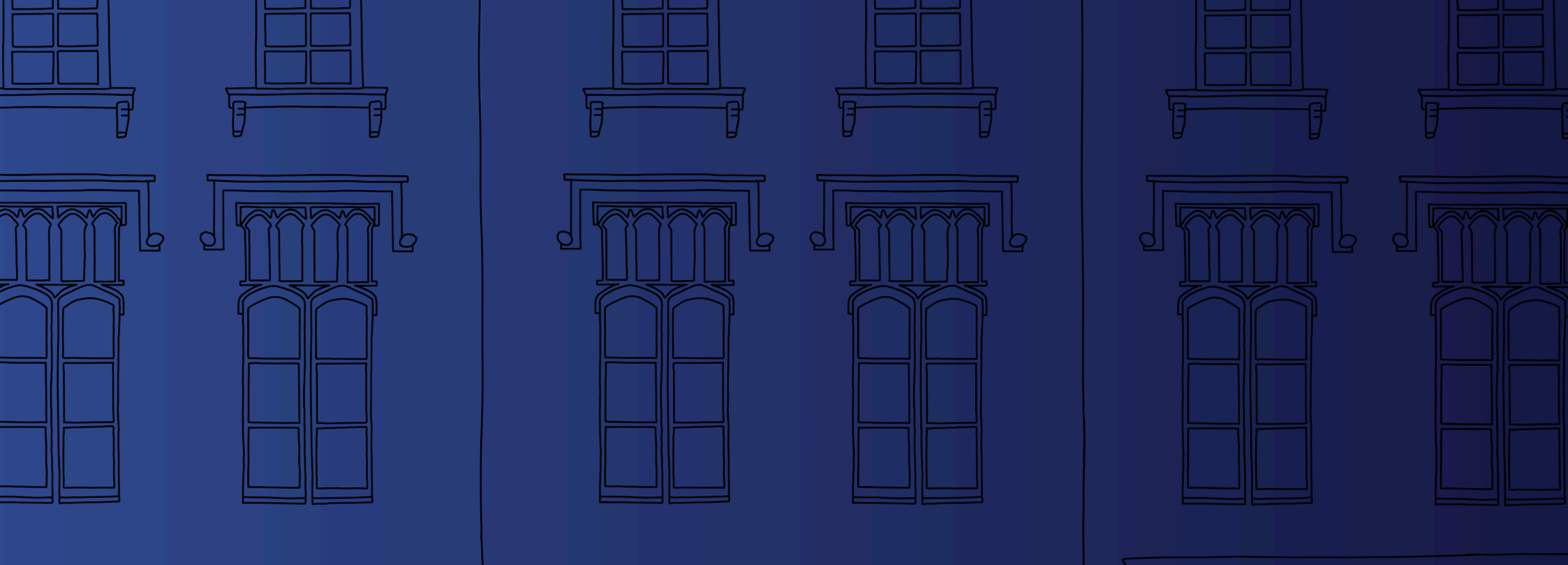
The Mews, Milverton Crescent West, CV32

Approximate Gross Internal Area
1035 sq ft - 96.2 sq m



Not to Scale. Produced by The Plan Portal 2025
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Winkworth

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