



90 Northumberland Road
Leamington Spa | Warwickshire | CV32 6HG

FINE & COUNTRY

90 NORTHUMBERLAND ROAD

An extremely rare opportunity to acquire a substantial and magnificently extended detached family home on one of Leamington's most desirable and prestigious roads. The property offers flexible accommodation over three storeys with seven bedrooms, four bathrooms, and generous living space on the ground floor featuring a study, sitting room and an impressive open plan kitchen, dining, family, and garden room opening onto a fabulous, private south-easterly facing landscaped garden to the rear.

The property is set within a plot of over a quarter of an acre with plenty of parking to the front forecourt for several vehicles. There is also potential to extend further and improve subject to planning permission.



KEY FEATURES

Ground floor

Through a tiled porch entrance, with a beautiful climbing rose and original stained glass timber door, you are welcomed into a light and airy reception hallway with retained period features and exposed timber flooring that follows through to the left into a good-sized study having a range of bespoke fitted furniture and double glazed traditional leaded bay window with plantation shutters overlooking the front driveway.

To the right side of the hallway there is a spacious sitting room with a feature wood burning stove with stone mantle surround, classical ceiling rose and coving, carpeted flooring, and complementary double glazed traditional leaded bay window with plantation shutters.

There is an original open balustrade painted staircase with carpet inserts that ascends to the first and second floors, and a large cloakroom with low level WC and bespoke circular mounted sink and painted cabinet.

The hallway opens into the fabulous, contemporary ground floor living accommodation with split level open plan kitchen/diner and step down into a further open plan family and garden room with continuing tiled flooring throughout and exposed timber flooring to the dining area.

The superb classical shaker style kitchen is fitted with a range of hand-painted wood panelled base and wall cabinets with brushed chrome furniture and granite worktops, a range cooker with granite backplate, feature stainless steel chimney extractor and integrated dishwasher.

This leads through to a walk-in pantry and utility room with an extensive range of bespoke, fitted hand painted cupboards and a further spacious storage room with extensive built in shelving which also has access from the front drive.

The open plan family and garden rooms feature underfloor heating, three Velux double glazed roof lights, bifold and French doors opening onto the patio and a vaulted double glazed hip roof which provides maximum light and a stunning view of the south easterly rear landscaped gardens.













First floor

To the front are two double bedrooms with the larger bedroom featuring a doubled glazed leaded bay window and would have originally been the main bedroom, with the smaller bedroom four being currently used as a gym which also has access to a loft via an extendable ladder.

Both these rooms are serviced by the family bathroom offering ceramic tiled floor and half walls and contemporary white fittings including a panelled bath with centre mounted mixer tap, curved shower enclosure, low level WC, and surface mounted sink with mixer tap and cabinet below.

Bedroom three looks out to the rear gardens and provides built in wardrobes and ensuite shower room which includes fully tiled walls and floor, contemporary white fittings including shower enclosure, low level WC, and surface mounted sink with granite worktop, mixer tap and cabinet below.

There is also a much-needed Butler's pantry/laundry room including an undermounted stainless steel sink with mixer tap, wooden worktop, space for a washing machine and dryer and cupboards below with further wooden shelving above.

The extended contemporary main bedroom suite to the rear offers a large bedroom with exposed engineered timber flooring, feature full length shuttered double-glazed windows, French doors and Juliet balcony overlooking the lovely green landscaped gardens.

There is a concealed dressing area with open fronted wardrobe storage and a great sized ensuite bathroom equipped with ceramic tiled floor and half walls, a stylish range of contemporary fittings comprising of his and hers sinks mounted on granite worktop with bespoke integrated storage below, low level WC, and double walk-in shower cubicle with fitted dual head shower system and designer mosaic tiles.

Second floor

There is further fantastic, flexible bedroom accommodation on the second floor with character sloping ceilings where you will find a landing with a glazed roof lantern and a generous bedroom five and smaller bedrooms six and seven. The rooms have multiple uses and are currently being used as a creative art studio, office, and guest bedroom and all serviced by a bathroom holding a recessed double shower cubicle, sink, and toilet. This floor also offers plenty of storage in the eaves and on the landing.

The property benefits from gas central heating, mains water and drains, 100% light oak PVCu double glazing and insulated roof systems with new replacement roofs over the years.















Outside

To the front there is a Cotswold gravelled driveway offering parking for several vehicles and brick and fenced boundaries with box hedging, shrubs, and trees. To the right there is side access to the rear garden and to the left a door into the internal storage room.

Occupying over a quarter of an acre plot the rear landscaped garden really is delightful, very green, and private enjoying a south-easterly facing aspect. Mainly laid to lawn with mature borders of shrubs and various established trees. There is also a shaped terrace and patio to the rear of the house and block paved pathways leading down to a feature circular patio, two timber garden sheds and Wendy house, timber decked sun terrace/platform and various external lighting throughout.





LOCATION

Northumberland road is one of Leamington's most desirable addresses, a wide tree lined road in the north of the town. Most of the properties along this road are substantial detached homes providing generous frontage and good-sized rear gardens.

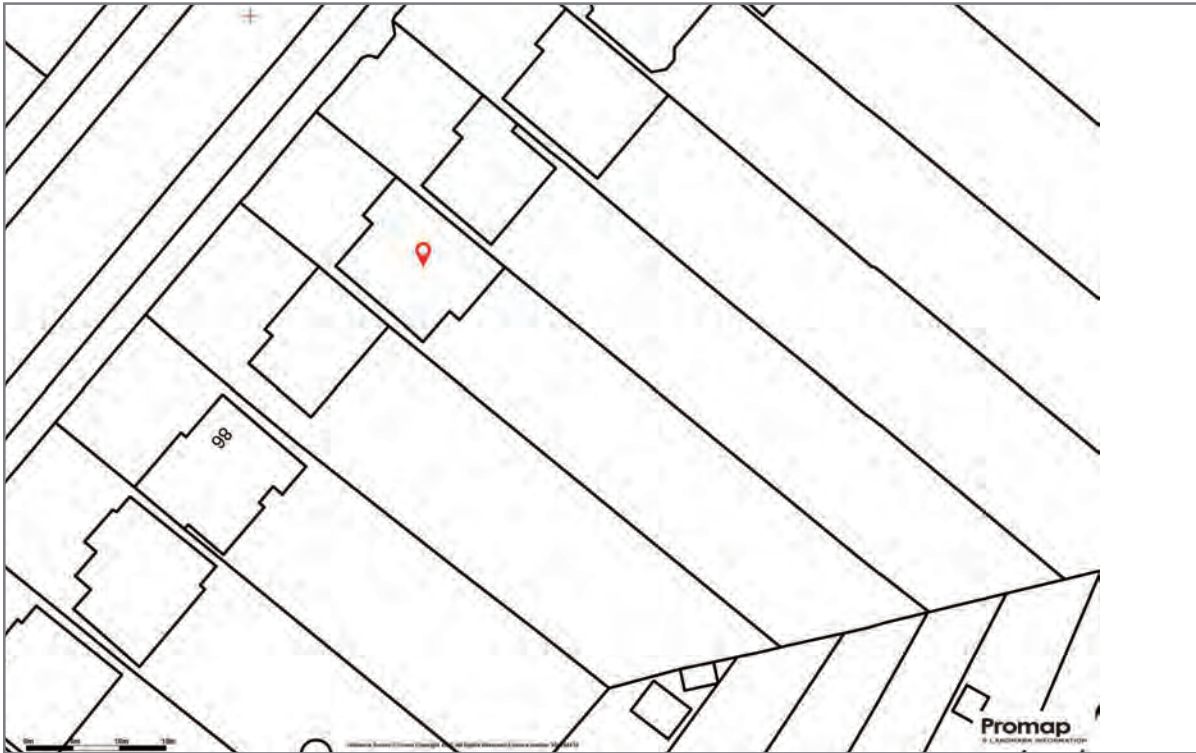
Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

Leamington town centre has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.





INFORMATION

Services

All main services are believed to be connected including mains water, electricity, gas & drainage.

EPC – C

Local Authority - Warwick District Council

Tax band – G

Tenure - Freehold

Viewing Arrangements

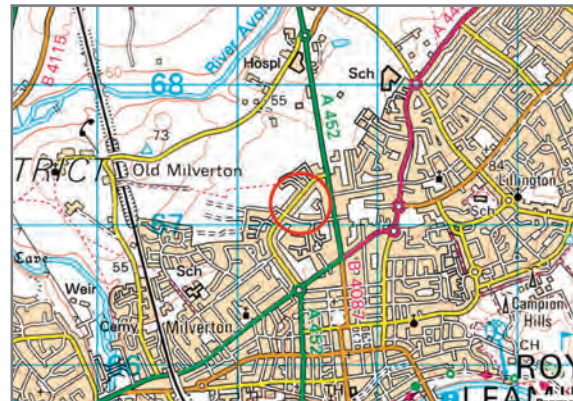
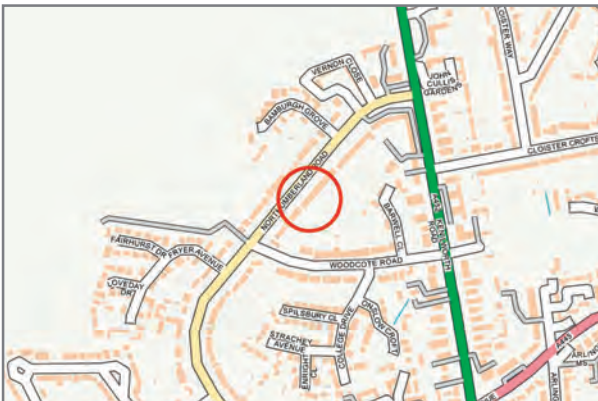
Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

For more information visit <https://www.fineandcountry.com/uk/leamington-spa>

Directions

Proceed north on the Parade. At the top left onto Clarendon Avenue and continue past Clarendon square and turn right onto the A452. Continue the A452 and take your second right going straight over the mini roundabout onto Northumberland Road, continue for some distance and Number 90 will be on your right-hand side.



Registered in England and Wales. Company Reg. No.08775854

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Approximate Gross Internal Area = 335.49 sq m / 3611 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



SARAH GARLAND

PARTNER AGENT

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Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives. As a result of this you may start as a client but end up as a friend! She has decided to join Fine and Country for the greater support, marketing, and exposure of the international global network to help source buyers for her sellers and is already seeing the benefits of this partnership. Sarah has grown up in Leamington Spa and lived in Florida for several years to return to Leamington Spa and lives with her partner and son and two cats in a village just outside Warwick. In her spare time, she enjoys travelling, skiing and scuba diving and supports the Fine and Country Foundation, helping the homeless and less fortunate.



JAMES PRATT

PARTNER AGENT

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James joined Fine and Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine and Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine and Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine and Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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