




HARTS
AGENTS FOR FINE HOMES

**7 Milverton Hall, Blackdown
Leamington Spa CV32 6RW**

**Guide Price
£550,000**



Milverton Hall was originally built as a market garden at the turn of the last century and has been restored to a standard not commonly achieved, with attention to detail evident at every turn. As breathtaking as the nature that surrounds it, escape to modern luxury in a historic setting. Milverton Hall combines classic exteriors with contemporary internal comfort. Located just a short drive from Royal Leamington Spa and ten minutes from Warwick, but with uncompromised views of the beautiful English countryside, you can enjoy rural living with convenient amenities minutes away.

Apartment 7 is approached via the private gated drive leading to Milverton Hall. The entrance hall to number 7 is shared with only one other apartment and then has a private staircase or lift leading up to the first floor where our apartment is situated.

With Engineered Oak plank flooring throughout the main living spaces, a door leads through to the beautifully fitted bespoke kitchen dining living room with Planet Granite Quartz worksurface over and Neff integrated appliances, with large windows and Juliette balcony overlooking the tranquil garden and unspoilt countryside views, principle bedroom with fitted wardrobes and ensuite shower, bedroom 2/study with ensuite shower and cloakroom with useful hidden utility cupboard. The bathrooms are fitted with Villeroy & Boch sanitaryware with bespoke cabinetry and Engineered Oak plank flooring throughout main living spaces.

The apartment benefits from two allocated tandem parking spaces and offers beautiful landscaped gardens which all of the residents has use of. The far-reaching superb views over the Warwickshire countryside surrounding Milverton Hall completes this rural lifestyle picture.

VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS AMAZING HOME IN THE COUNTRY!





LOCATION

Milverton Hall is conveniently situated a short drive away from the thriving centre of Royal Leamington Spa offering a wide selection of high street shops and independent boutiques, an array of restaurants and an active calendar of festivals and events. Further facilities and amenities can be found in Warwick and Stratford-upon-Avon, both easily accessible by road and rail. For those needing to commute, Blackdown is close to a good range of motorway networks as well as the railway station in Leamington Spa and Warwick Parkway.

ADDITIONAL INFORMATION

TENURE: LEASEHOLD – 999 year lease. Purchasers should check this before proceeding. Service charges and ground rent TBC

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band D



ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.

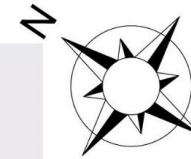


MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Main House Area 1196.62 square feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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