



6 Campion Terrace, Leamington Spa, CV32 4SX

Guide Price £625,000

charlesrose.

This stunning Victorian townhouse is located on this sought after avenue within strolling distance of the town centre of Leamington Spa and Newbold Common. This imposing building with large bay windows and crisp white render invites you in where you find an abundance of character and space on offer. The elegant and grand entrance with wide stairs and stripped doors leads you into the first of the reception rooms, the living room with focal fireplace, tall ceilings and solid timber flooring. There is also a well proportioned dining room, a breakfast kitchen with split level and further sitting room accessing the garden. The first floor continues with the quirky floor levels with a split level landing, a huge bathroom and three bedrooms. The basement also offers further useable space and now has a section for a utility space, a shower room, a home gym along with further storage. Externally there is a cute front fore garden and to the rear an enclosed low maintenance town garden.

LOCATION

Campion Terrace is located just a short stroll from Leamington Spa town centre and also just minutes walk to the rolling countryside of Newbold Common. The road itself is wide and tree lined and is quite possibly one of the most sought after roads within Leamington.

ON THE GROUND FLOOR

Entrance Hallway 6'0" x 21'2" (1.84m x 6.46m)

The spacious entrance is a real wow and the perfect greeting to the property. On the whole there is a real grand feeling as you enter due to the fabulous ceiling heights, ornate tiled flooring, old school radiators and wide stairs leading to the upper levels. Stripped original doors lead you into all the reception rooms on this level.

Living Room 15'9" x 14'7" (4.82m x 4.46m)

This stunning, well proportioned and characterful reception room is located to the front of the property offering stunning tall ceilings, ornate coving, deep skirting boards and wide timber flooring. There is a large focal open fire with surround and hearth and large bay sash window to the front with plantation shutters.

Dining Room 15'8" x 12'2" (4.80m x 3.71m)

A further well proportioned reception room with focal fireplace, continued tall ceilings and character features, fitted shelving within the alcoves and double doors leading into the extended dining entertainment space.

Dining Kitchen 19'8" x 10'11" (6.01m x 3.33m)

This unique kitchen space has been divided up into two sections by split level tiled flooring. Beautifully presented with a top section for sitting and eating having a Corian worktop breakfast bar. Steps lead down to the main kitchen of which has an array of wall and base units in a gloss white finish, Corian work surfaces with engraved drainer. The kitchen offers space for a large range cooker and has integrated appliances including an extractor hood, dishwasher. A large opening leads you through in to the dining room.

Sitting Room 17'2" x 9'8" (5.24m x 2.96m)

This spacious, bright and sociable sitting room has timber effect tiled flooring and an industrial vibe with exposed brick wall, large velux style roof windows and double doors out to the enclosed town garden.

Basement 17'1" x 14'7" (5.21m x 4.45m)

The basement offers a versatile space with a number of different uses. There is a utility room to one side, a shower room, a large home gym and a further storage space on offer. There is a large bay window to the front with doors that lead out to the recessed area allowing easy access in and out.

ON THE FIRST FLOOR

Landing

This split level landing offer lots of space with the continued tall ceilings and wide spaces on offer. The lower level leads to an airing cupboard and the amazing family bathroom and then steps lead further up to the three bedrooms.

Bedroom One 14'7" x 12'10" (4.46m x 3.92m)

This large double bedroom offers a lovely tranquil space with luxurious decor, fitted wardrobes and continued tall ceilings.

Bedroom Two 15'8" x 12'2" (4.80m x 3.71m)

A further great sized double bedroom with period features and with views to the rear and roof tops of Leamington Spa.

Bedroom Three 12'5" x 8'9" (3.80m x 2.69m)

A good sized single bedroom located to the front.

Bathroom 13'1" x 10'11" (4.00m x 3.33m)

This unique bathroom is split over differing levels with vaulted ceilings, characterful arch window and exposed Aframe timbers. There is a large walk in glazed shower area on a raised platform to one side, a wc and wash hand basin to the other and then to the foot a sunken large bath.

OUTSIDE

Front

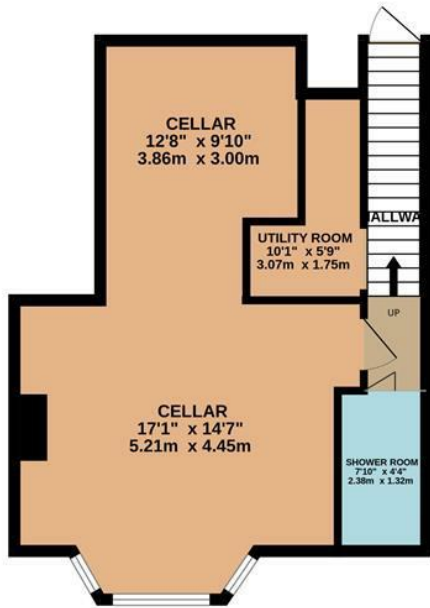
There is a low-level wall with wrought iron fencing and gateway leading to a flag stone pathway to the front door. There is a low level where the basement doors open up into.

Rear

There is an enclosed town garden to the rear which leads seamlessly from the dining room. A large section has been laid with timber decking and at the foot of the garden there is a



BASEMENT
454 sq.ft. (42.2 sq.m.) approx.



GROUND FLOOR
890 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 2077 sq.ft. (192.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

