



Flat 2 11 Beauchamp Hill, Leamington Spa, CV32 5LR
£700,000

charlesrose.

Set within a magnificent Regency villa on the highly sought-after, leafy Beauchamp Hill, this duplex garden apartment is a home of rare character and charm. Offering almost 200m² of versatile accommodation, it beautifully blends period elegance with generous proportions. High ceilings, flagstone floors and a splendid Regency veranda opening directly onto the garden create an unmistakable sense of grandeur. With its unique layout and private outdoor connection, this exceptional property stands out as a truly distinctive residence.

LOCATION

Beauchamp Hill is one of Leamington Spa's most prestigious addresses, set within a sought-after residential area characterised by elegant period homes and leafy surroundings. Just a short stroll away, Leamington's vibrant boutiques, cafés, restaurants and cultural attractions can be enjoyed, while nearby Jephson Gardens and the Parade provide green space and shopping convenience. Excellent transport links, including Leamington Spa railway station with direct services to London, Birmingham and beyond, make this a highly desirable and well-connected location.

GROUND FLOOR

The ground floor is approached via an inviting entrance hall with original flagstone flooring, setting the tone for the character within. At the heart of the home lies a magnificent kitchen and dining room, boasting soaring ceilings, exposed floorboards and striking floor-to-ceiling French doors which open to the Regency veranda, bringing the outdoors in and creating a superb space for entertaining. A striking spiral staircase connects to the lower ground floor, while a pair of grand original French doors draw you into the bright and airy sitting room, centred around a characterful fireplace – a perfect space for entertaining. This level also includes a delightful bedroom with dressing area, mezzanine and stylish bathroom complete with roll-top bath and separate shower, together with a second bedroom featuring its own en-suite. Practical additions include a pantry leading to the utility

room and a versatile garden room, once used as a study. Period features abound throughout, from sash windows and coving to deep skirting boards and picture rails, all combining to give the property a wealth of Regency charm and character.

LOWER GROUND FLOOR

The lower ground floor of this charming home combines comfort, character, and practicality. It features a welcoming snug, complete with a wood-burning stove set within a traditional fireplace, creating a warm and inviting atmosphere. This space works beautifully for cosy evenings, informal gatherings, or could equally serve as a third bedroom.

Adjoining the snug is an entertainment or reading room, providing a relaxed and versatile area. A further study on this level offers excellent flexibility, equally well suited as a teenager's retreat, hobby space, or dedicated home office.

The floor also benefits from a garage, excellent storage facilities, and a convenient cloakroom/WC, ensuring practicality is seamlessly blended with style. A contemporary spiral staircase links this level to the main living spaces above, enhancing the sense of flow throughout the home.

OUTSIDE

One of the home's most striking features is its elegant veranda, which stretches across the front of the property. Crafted in ornate wrought iron with intricate detailing, and topped with a glazed canopy, it provides a

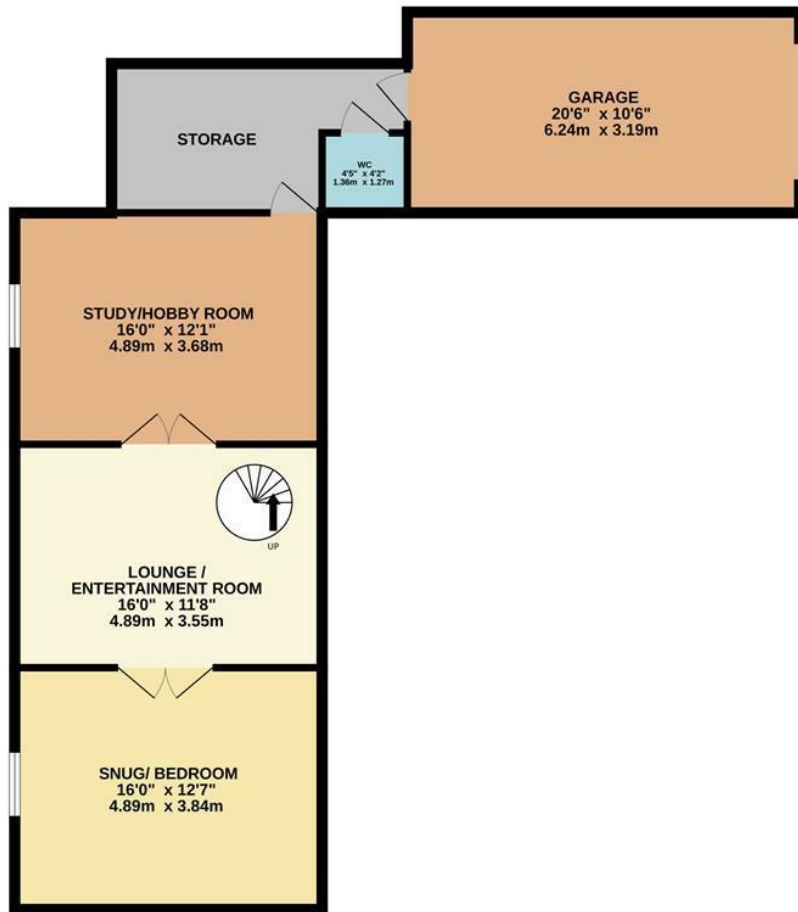
timeless focal point that beautifully complements the property's period architecture. This space is more than just decorative — it offers a sheltered retreat where you can enjoy the garden in all seasons, whether it's sipping morning coffee, relaxing with a book, or entertaining guests as the sun sets.

The gardens themselves are west-facing, ensuring plenty of afternoon and evening sunshine. Mature trees, shrubs, and established planting provide privacy and greenery throughout the year, while a paved terrace offers the perfect area for alfresco dining. Additional seating spots are tucked amongst the planting, making it easy to find a quiet corner to unwind.

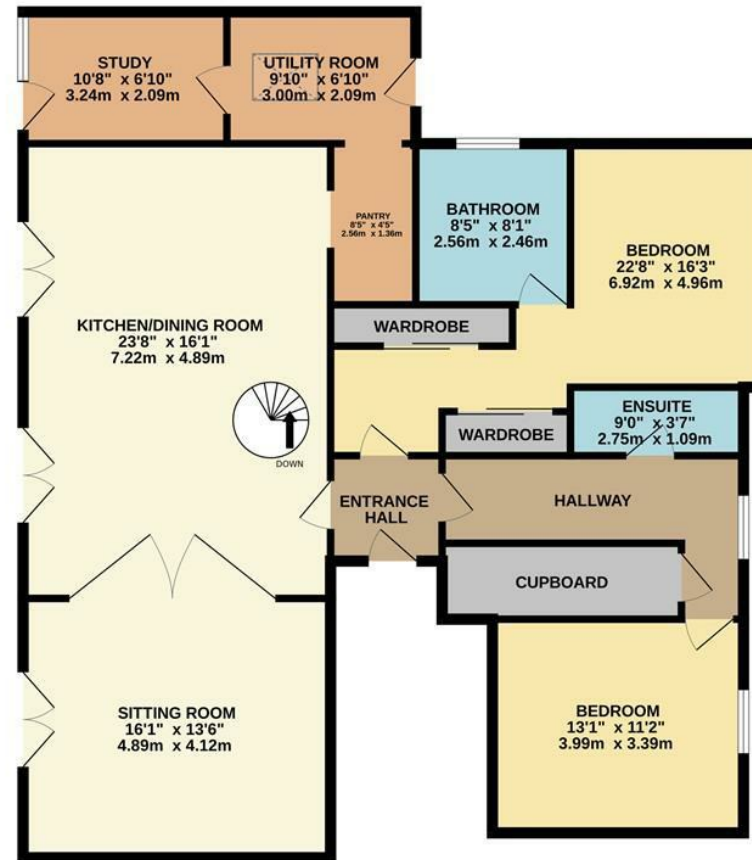
Generous in scale and full of character, the outdoor space is both practical and inviting, with greenhouse and a shed for storage. With its combination of period charm, mature landscaping, and a sunny orientation, the garden and veranda together create a truly special setting.



LOWER GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



GROUND FLOOR
1415 sq.ft. (131.4 sq.m.) approx.



TOTAL FLOOR AREA : 2331 sq.ft. (216.6 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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