



## Birch Villa

12 Avenue Road | Leamington Spa | Warwickshire | CV31 3PQ

FINE & COUNTRY

# Birch Villa

## Avenue Road, Royal Leamington Spa – A Regency Jewel Beckons

Fine & Country proudly presents this exquisite Georgian Grade II listed villa on the prestigious Avenue Road in Royal Leamington Spa. One of only eight iconic residences, this distinguished property has undergone a meticulous renovation, orchestrated by the discerning current owners. Offering immediate availability, this unfurnished gem welcomes tenants to indulge in the splendour of a bygone era, seamlessly blended with contemporary comforts.

## The Property – A Symphony of Elegance

Upon entering, you are greeted by a spacious hallway. The first reception room boasts ample natural light through expansive windows, while the second reception room, adorned with a log burner, offers flexibility as a home office or snug. There is a newly fitted kitchen with integrated appliances, a new electric AGA oven, and a generous island, all overlooking the beautifully maintained garden. Flowing seamlessly, the dining room leads to a versatile space that could serve as a second kitchen, utility room, or a charming boot room with access to the rear patio garden. A WC/cloakroom, a laundry room, and cellar access complete the ground floor.

Ascending to the first floor, discover a spacious double bedroom and a chic shower room. The next level unfolds four additional double bedrooms, each finished to the impeccable standards that define this residence. The Master Bedroom features a bright and modern ensuite, complemented by a luxurious bathroom with a captivating roll-top bath.











# STEP OUTSIDE

## Birch Villa

### Outside - Timeless Elegance in the Gardens

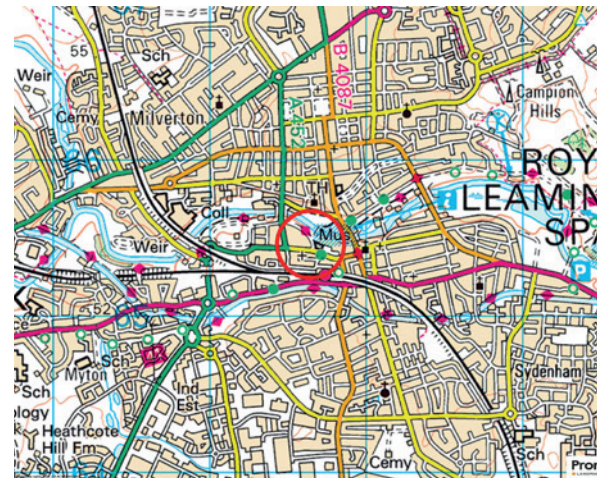
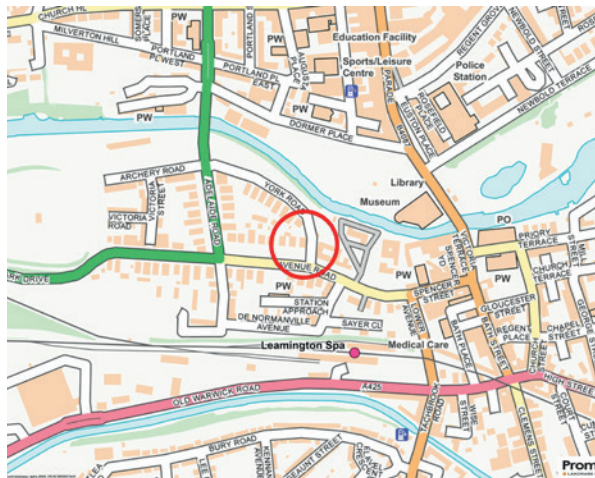
The property's frontage presents an enclosed and mature lawn adorned with shrubs, bordered by a beautiful wisteria-covered veranda in the summer. The sides and rear feature a low-maintenance terrace, perfect for sophisticated entertaining. A dedicated family gardener tends to the grounds, ensuring a seamless blend of nature and tranquillity. The property also offers parking and a private garage.

### Location - Royal Leamington Spa's Crown Jewel

Situated on Avenue Road, this residence is nestled in the heart of Royal Leamington Spa, a town celebrated for its Regency charm and Victorian architecture. Explore an array of high street and boutique shops, indulge in culinary delights at restaurants and cafes, and experience the cultural tapestry woven into this vibrant community.

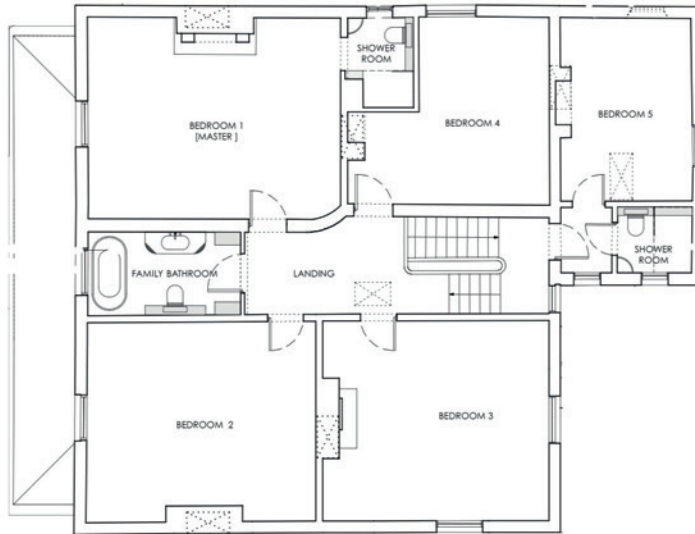
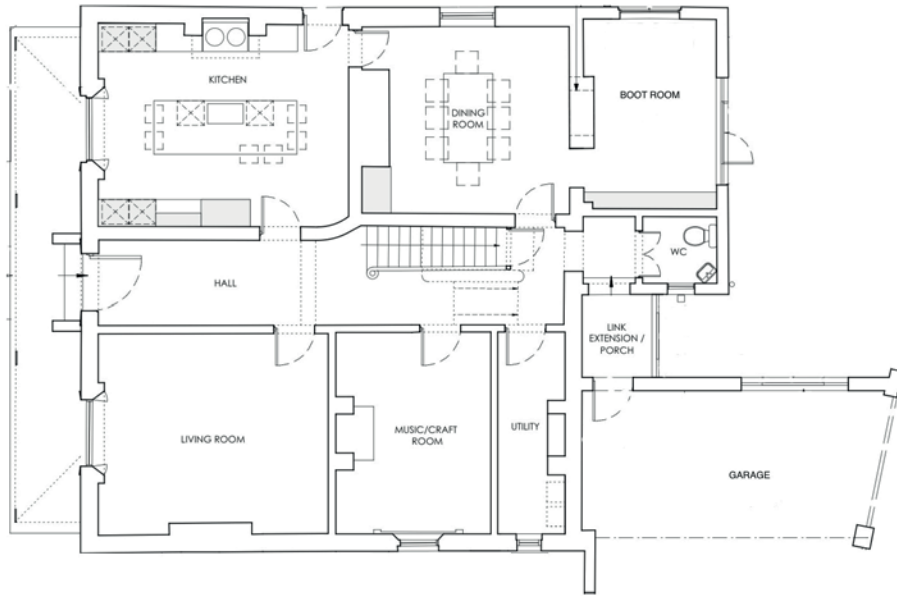
Avenue Road offers easy access to the town's amenities, with the river Leam meandering through, adding to the town's allure. Leamington railway station is a short walk away, providing direct and fast services to London and Birmingham. Commuters will appreciate the central position, with effortless access to major motorways (M40, M42, M1, and M6) and Birmingham International Airport only 15 miles away.

Encapsulating the essence of Leamington Spa's historical and contemporary charm. Embrace the birthplace of tennis and make Avenue Road your address of distinction.



# INFORMATION

## Birch Villa



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### Services

All mains services are connected to the property. There is also 3-phase electricity.

### Broadband

Superfast broadband is available in the area with the highest available download speeds of 80 Mbps and the highest available upload speeds of 20 Mbps. We advise you check with your provider.

### Mobile phone coverage

4G and 5G mobile signal is available in the area we advise you to check with your provider.

### Notes

The property is situated in a conservation area.

### Local Authority

Warwick District Council - Council Tax Band G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

### Website

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

### Directions

The property can be easily located using Whatthreewords <https://what3words.com/photo.icons.fishery>



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE.





# JONATHAN HANDFORD

MANAGING DIRECTOR

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington  
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA  
01926 455950 | [jonathan.h@fineandcountry.com](mailto:jonathan.h@fineandcountry.com)

