



## Priory Terrace

Leamington Spa, Warwickshire, CV31 1BA































































### Priory Terrace

A Grade II Listed, Georgian style, double bay period home, having been sympathetically refurbished throughout, yet retaining a wealth of original character features.

A rare opportunity to purchase a very well presented and spacious, 5-bedroom regency town house a stone's throw from the beautiful Jephson Gardens and The Parade with a variety of restaurants, bars and boutique shops.

Four roll-edged steps lead to a central entrance front door with plastered column surround with entablature. On entering the hallway you are greeted with high ceilings, deep skirting boards, picture rails, mouldings and cornice. Off the hallway to one side you find the formal dining room into the bay window, with exposed brick fireplace and decorative mantle. To the other side of the hall, again into a bay window is the sitting room. This has a beautiful feature fireplace with marble surround and hearth.

At the end of the hall decorative panelled doors open into the sitting room. This is a lovely bright room with doors out to the garden, a colourful stained-glass window, fabulous marble fireplace with wood burning stove and the sweeping spindle balustrade staircase rising to the first-floor landing.

There is a downstairs cloakroom with tiled floor and this continues through into the kitchen/breakfast room, which has under floor heating. The kitchen has a range of bespoke fitted cupboards with Corian work tops, integrated appliances to include: dishwasher, induction hob with extractor, double oven, warming drawer and coffee machine. There is also a fitted washing machine and dryer. A door leads out to the wonderful walled, courtyard garden.

### First Floor

On the first-floor landing again there is a colourful stained-glass window and doors leading to three good sized double bedrooms, all with built in wardrobe storage.

### Second Floor

A second staircase rises to a generous sized principal bedroom, with ample built in eves storage and tiled en-suite shower room.

### Lower Ground

There is access to the basement via a staircase off the living room but it also has separate access via a back door and steps down from the rear garden. There is a fully tiled shower room and two versatile reception rooms, one currently being used as a television room, the other could be used as an occasional bedroom, gym etc.

### Outside

To the rear of the house is a pretty, south facing private walled courtyard garden with flagstone and block paving, well stocked raised flower beds, brick-built garden shed and access gate to rear. There is also access to the basement via steps with wrought iron railings.

### Location

Leamington Spa

Royal 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 19th- Century planning can still be found in and around the town. Today there is a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience.

The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

### Services

Mains water, electricity, drainage and telephone.

### Local Authority

Warwick District Council.

### Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

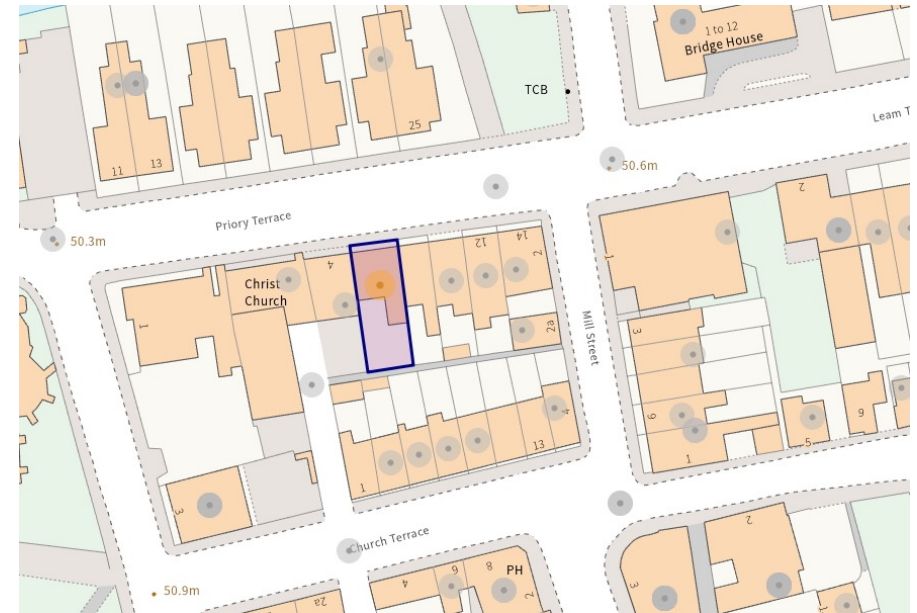
### Website

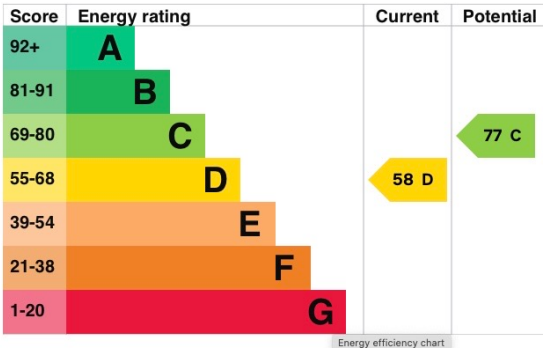
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Opening Hours: Monday to Friday 9.00 am - 5.30 pm Saturday 9.00 am – 1.00 pm

### Directions

From our office proceed north on Clarendon Place and turn right onto Clarendon Avenue. Turn left after 50 metres onto Clarendon Square and the property is on the right-hand side.





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