



# 14. **Campion Terrace**

Leamington Spa **CV32 4SX**

Guide Price £795,000

# 14. Champion Terrace

This imposing Victorian terraced residence is popularly and conveniently located within walking distance of town centre amenities and offers characterful accommodation with numerous original features arranged over four storeys. The house still retains much of its original Victorian aura, with notable features of the gas centrally heated accommodation including a superb and spacious ground floor through living room with wood burning stove, whilst the kitchen and dining room inter-communicate with each other on the lower ground floor. On the upper two storeys there are four bedrooms and two bathrooms, whilst at the end of the rear garden is the original brick built coach house which is now equipped with an electrically operated door and accessed from Earl Street. Overall this is an opportunity to purchase a Victorian home of substance and charm in this appealing road a short distance north-east of the town centre.

## LOCATION

Champion Terrace runs between Leicester Street and Upper Holly Walk and is a characterful road consisting primarily of Victorian properties. This is an ideal location for easy access on foot to the town centre, including Leamington's wide array of parks, including Jephson Gardens, shops, restaurants, bars, independent retailers and artisan coffee shops. For rail users, Leamington Spa railway station is easily accessible providing regular commuter rail links to London and Birmingham, amongst other destinations, there also being good local road links available out of the town to neighbouring towns and centres and links to the Midland motorway network.

## ON THE GROUND FLOOR

### ARCHED RECESSED PORCH ENTRANCE

With period entrance door opening into:-

### RECEPTION HALLWAY

With staircase off ascending to the first floor, exposed period floorboards, central heating radiator, original ceiling cornicing, door to staircase which descends to the lower ground floor and original stripped doors giving access to:-

### THROUGH DRAWING ROOM

4.62m max x 8.46m max into bay (15'2" max x 27'9" max into bay)

A fabulous room which extends the full depth of the house featuring exposed period floor timbers, impressive fireplace to the front section of the room featuring a cast iron wood burner standing on a slabbed hearth, original ceiling cornicing, two central heating radiators and double French style doors giving external access to the rear garden.

### REAR LOBBY

With built-in cupboard housing the Baxi gas fired

central heating boiler, together with hot water system and door giving external access to the rear garden.

## LOWER GROUND FLOOR LEVEL

### HALLWAY

With ceramic tiled floor, central heating radiator, door giving external access to the rear garden and access to:-

### CLOAKROOM/WC

With low level WC and corner wash hand basin with tiled splashback.

### KITCHEN

4.27m x 3.58m (14'0" x 11'9")

A spacious yet cosy kitchen having through access to the dining room and with the kitchen being fitted with a range of handmade wood units surmounted by granite worktops and with matching central island unit, again having granite worktop over, undermounted Belfast style sink, space and connection for a range style gas cooker with filter hood over, ceramic tiled floor and through access to:-

### DINING ROOM

4.57m into bay window x 4.52m (15'0" into bay window x 14'10")

With ceramic tiled floor extending through from the kitchen and central wooden floor area, central heating radiator and recessed fireplace housing feature cast iron gas stove.

### UTILITY ROOM

2.69m x 1.68m (8'10" x 5'6")

With single drainer sink unit, ceramic worktop and ceramic tiled floor, plumbing for washing machine and door giving external access to the front.

## ON THE FIRST FLOOR

### LANDING

A split level mezzanine landing with door to staircase which ascends to the second floor, built-in storage cupboard, central heating radiator and doors to:-

### BEDROOM ONE (FRONT)

4.57m into bay window x 3.73m max (15'0" into bay window x 12'3" max)

- to rear of fitted wardrobes.

Having wardrobes extending across one side of the room with sliding mirrored doors fronting, two central heating radiators and exposed floorboards.

### BEDROOM TWO (REAR)

3.73m x 3.73m (12'3" x 12'3")

- to front of built-in wardrobes.

Having built-in wardrobing and storage over to one side and central heating radiator.

### BATHROOM

2.69m x 2.51m (8'10" x 8'3")

With fully tiled walls and floor, complimented by fittings comprising free-standing roll-top bath with centre mounted mixer tap and shower attachment, wash hand basin with stone/ceramic surface and cupboard below, walk-in wet room style shower unit with glazing surrounding and fitted shower unit and chrome towel warmer/radiator.

### SEPARATE WC

Which is accessed from the lower landing level with low level WC, circular surface mounted wash hand basin with granite surface, mixer tap and exposed floor boards. Central heating radiator.

## ON THE SECOND FLOOR

### LANDING

With access to eaves, roof light and doors to:-

## Features

Imposing Victorian Terraced Residence

Four Storey Accommodation

Highly Convenient Location

Lovely Through Living Room with Wood Burner

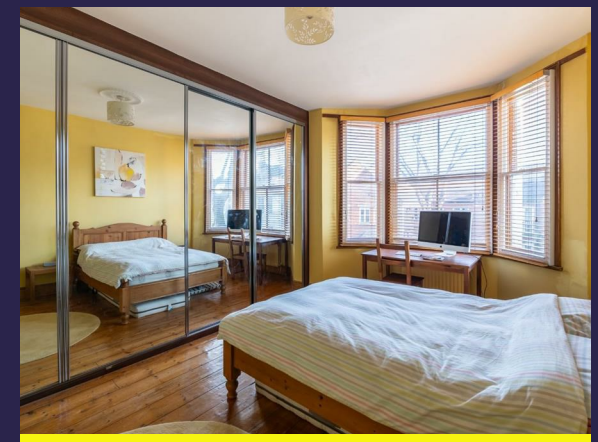
Lower Ground Floor Kitchen and Dining Room

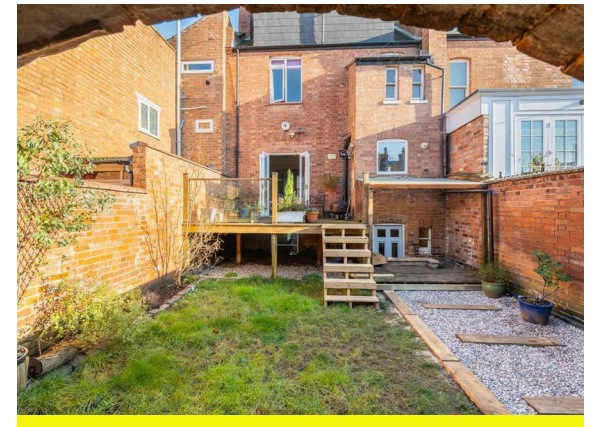
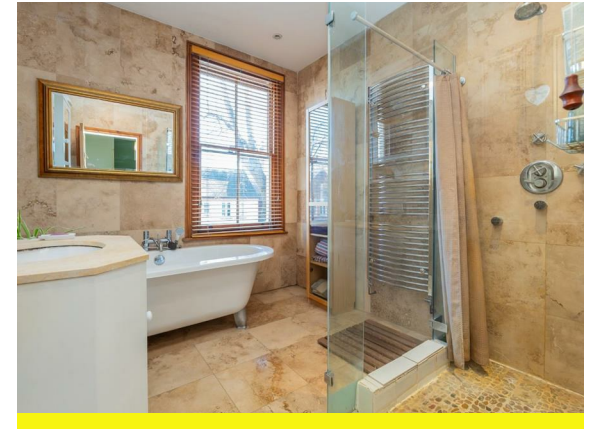
Four Bedrooms

Two Bathrooms

Rear Garden

Original Coach House



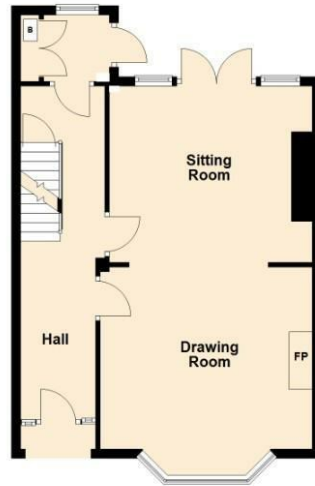


## Floorplan

**Lower Ground Floor**  
Approx. 52.1 sq. metres (561.1 sq. feet)



**Ground Floor**  
Approx. 53.4 sq. metres (575.3 sq. feet)



**First Floor**  
Approx. 53.4 sq. metres (575.2 sq. feet)



**Second Floor**  
Approx. 48.1 sq. metres (518.2 sq. feet)



Total area: approx. 207.2 sq. metres (2229.8 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

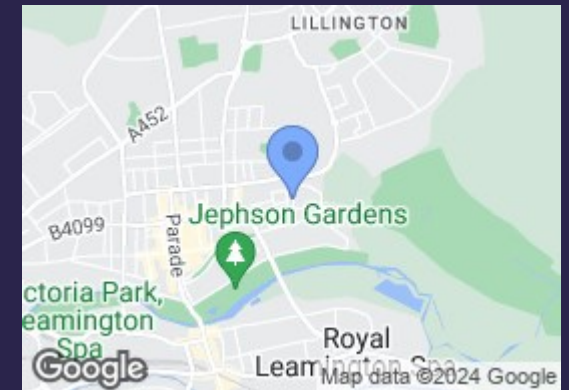
Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band E - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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