



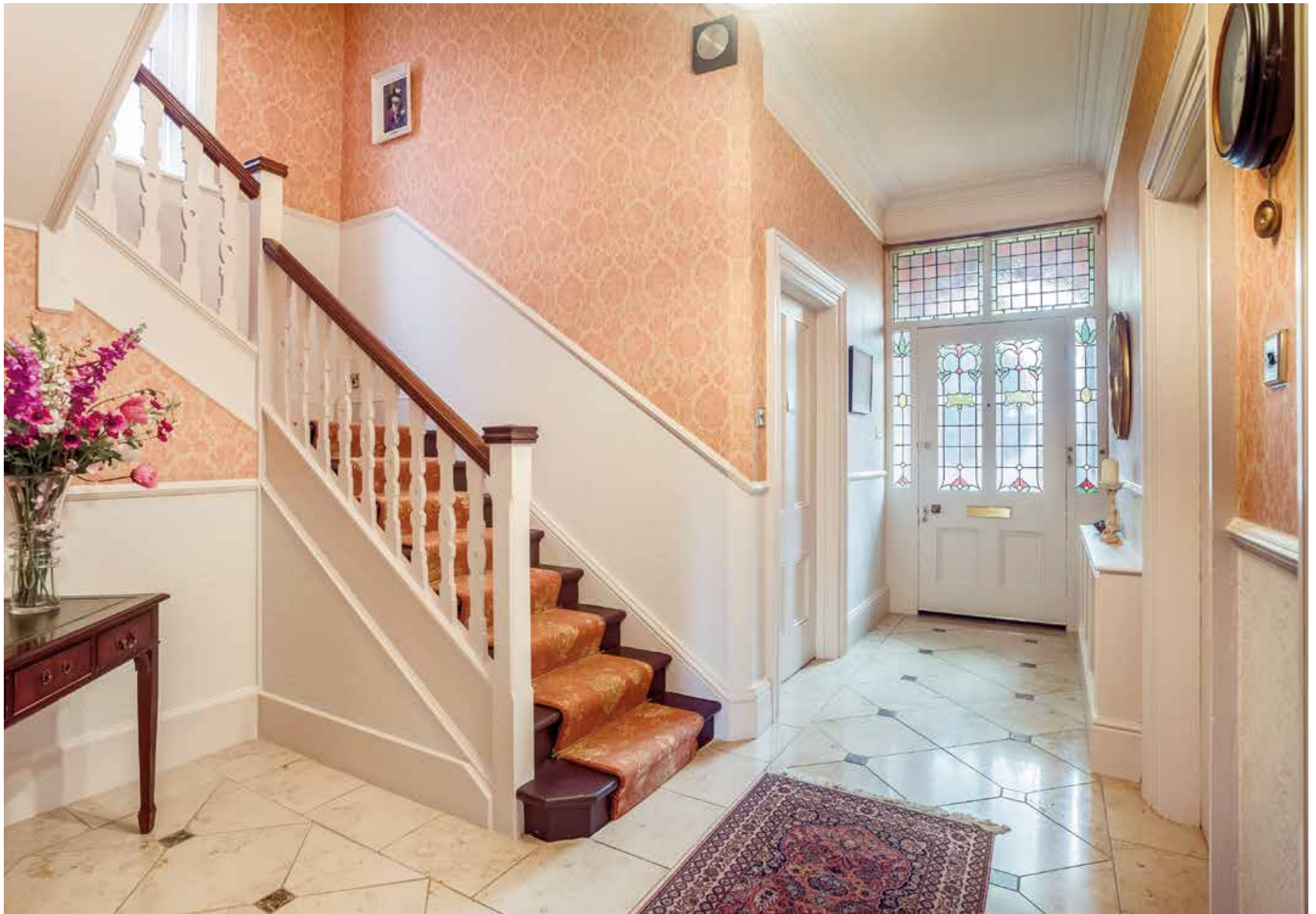
9 Beauchamp Avenue  
Leamington Spa | Warwickshire | CV32 5RE

FINE & COUNTRY

# 9 BEAUCHAMP AVENUE

*A rare opportunity to acquire a charming six-bedroom town house on the highly desirable Beauchamp Avenue, in North Leamington. It offers just over 3600 sq. ft of living accommodation over four floors including the basement. Full of charm and character and benefits from a good-sized landscaped garden.*







# KEY FEATURES

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## Ground floor

A generous hallway gives access to a spacious sitting room flooded by an abundance of light from the bay window at the front of the property. There is a snug and dining room off the hallway on this floor. The hallway continues down into the kitchen dining room, with a large skylight and French doors that fully open onto the garden. There is a w/c in the hallway and through the utility is access to the basement.



















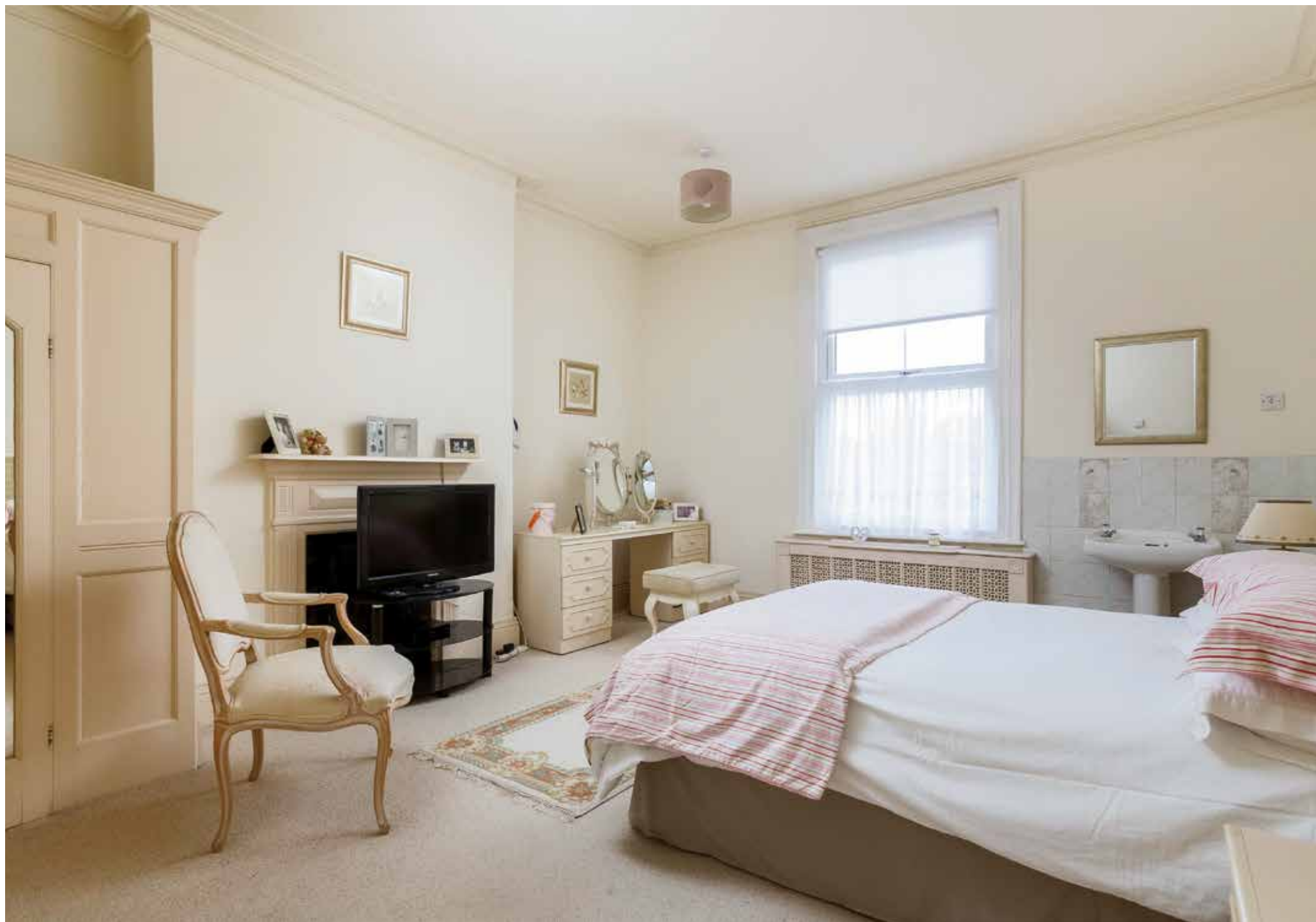
## First Floor

As you move upstairs, the first floor continues to be light and airy, holding four double bedrooms and a family bathroom. The family bathroom features a bath, separate shower, toilet, and sink.













### Second Floor

The second floor consists of a further two double bedrooms, a dressing room and second family bathroom with separate shower, toilet, and sink.









### Outside

The landscaped garden is a decent size and accommodates a patio area perfect for al fresco dining and entertaining.



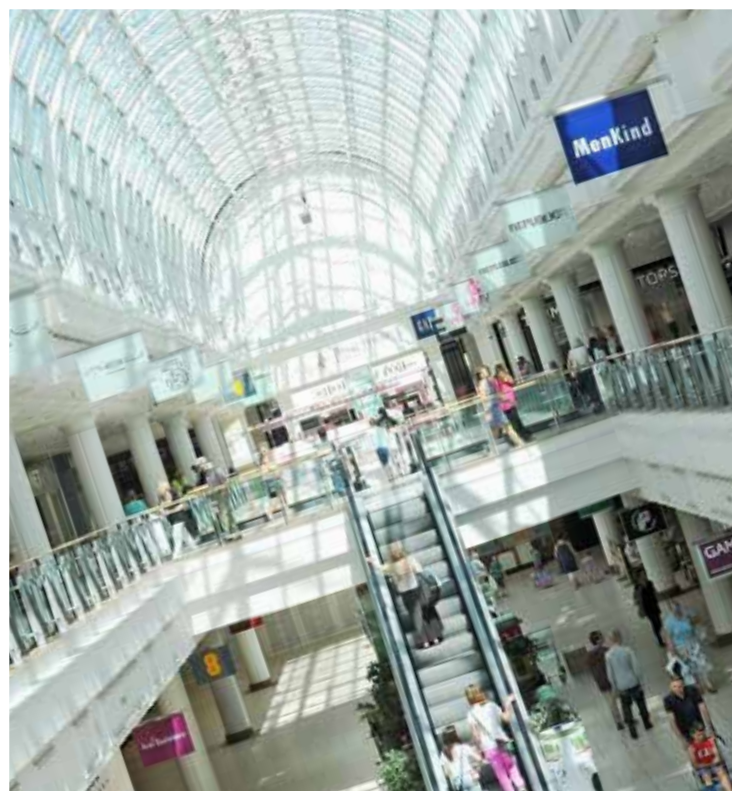






Beauchamp Avenue is one of Leamington's most desirable addresses. Renowned for its Victorian painted stucco villas and beautiful regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. Situated within walking distance of the Parade Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named neighbouring County town Warwick the best place to live in the UK so the area as a whole is becoming highly desirable and sort after. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes.







# INFORMATION

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## Services

Connected to all mains gas, water, drainage, and electricity

## Local Authority

Warwick District Council

## Directions

From the top of town head up the Kenilworth Road taking the first right turn onto tree lined Beauchamp Avenue. Follow along towards the far end where the property is located on the left-hand side of the road.

## Viewing Arrangements

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

## Website

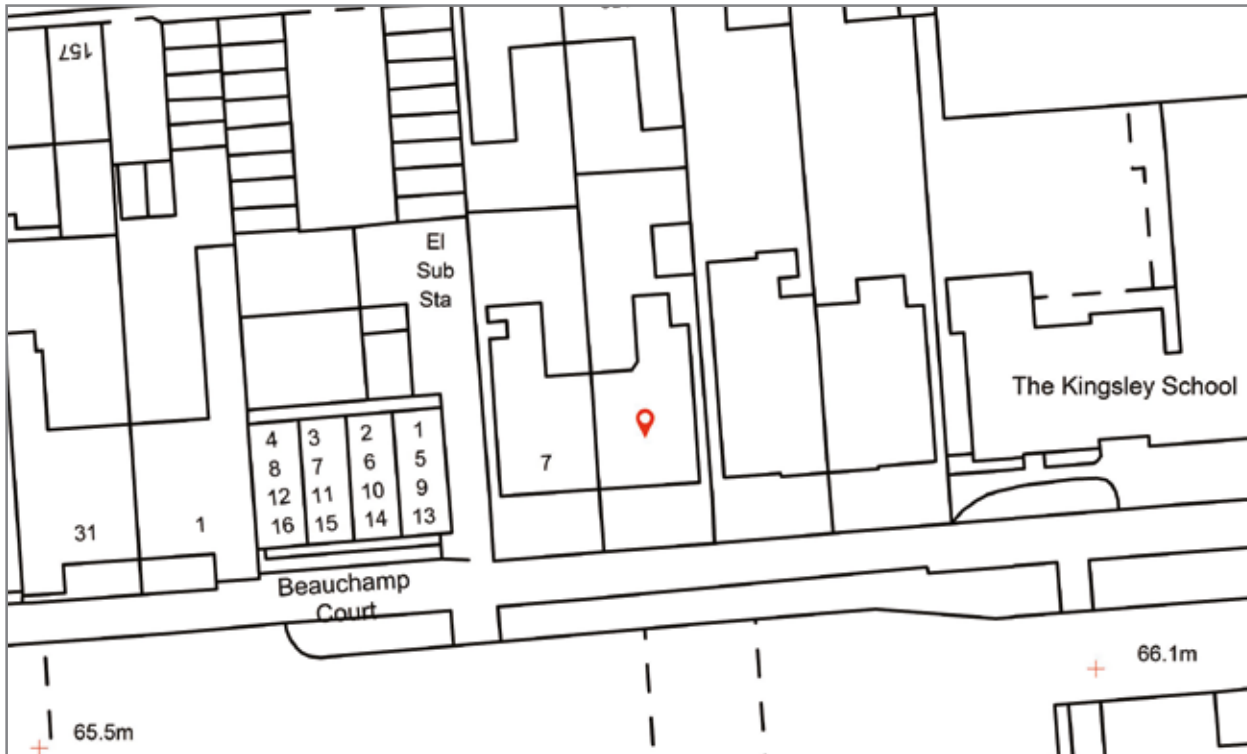
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

## Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday by appointment only







Approximate Gross Internal Area = 341.69 sq m / 3678 sq ft  
 Outbuilding = 9.05 sq m / 98 sq ft  
 Total Area = 350.74 sq m / 3776 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		







# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



**JAMES PRATT**  
ASSOCIATE ESTATE AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine and Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine & Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine & Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.



**NICKY MOORE**  
BRANCH PARTNER

Fine & Country Leamington Spa  
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[nicola.moore@fineandcountry.com](mailto:nicola.moore@fineandcountry.com)

Nicky has worked with Fine and Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5\* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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