



26 Avenue Road
Leamington Spa | Warwickshire | CV31 3PQ

FINE & COUNTRY

26 AVENUE ROAD

A rare opportunity to acquire a fully restored, stunning Grade II Listed Victorian villa dating back to 1848 which provides over 5000 sq. ft. of generous living space set over three floors. The living accommodation is extremely flexible offering several reception rooms, meaning the property can provide up to seven bedrooms if required. Cranbourne, Avenue Road occupies a large corner plot with private electric gated in and out drive and is located only a two-minute walk away from the train station and a five-minute walk to Leamington's famous Parade.



KEY FEATURES

Ground floor

Entering through a canopied porch you are welcomed into a stunning reception hall which gives access to a generous drawing room to your left, and to the right a spacious family room which continues through into a beautifully fitted kitchen with adjoining breakfast room.

Continuing down the hall you are given access to a spacious study and a separate w/c. There is a door to the right which provides separate access to the kitchen and breakfast room where you have a second reception hall, which has plenty of storage and another side entrance to the ground floor; from here you can access the lower ground floor.















First Floor

Stairs rise to the first-floor bedroom accommodation where the light and airy living space continues, providing four generous double bedrooms. The main bedroom has a beautiful en-suite featuring standalone rolltop bath, double shower, sink and toilet, this room can also be accessed from the landing.

Bedrooms two and three share a Jack & Jill bathroom and the fourth bedroom is given access to the main bathroom which can alternatively be used as the en-suite for the main bedroom.









Lower Ground Floor

The lower ground floor can either be accessed from the reception hall off the breakfast room or from an exterior door at the other side of the property. The owners have fully tanked and dug down to provide full head height living accommodation. Currently set up with a generous sitting room, good sized kitchen with adjoining utility room, gym, cinema room and spacious bathroom incorporating bath with shower above, sink and toilet. This floor could certainly be used as separate accommodation for extended friends & family or an income producing element if required. The basement could easily provide two or three further bedrooms if required.





Outside

From electric gates at the front or side of the property you are given access to a large private mainly laid to lawn front garden and gravelled drive offering parking for several cars. To the rear is a private garden which is mainly lawned, with a courtyard terrace, which can be accessed via the breakfast room. From the rear garden you can access the garaging which has vehicular access from Adelaide Road.





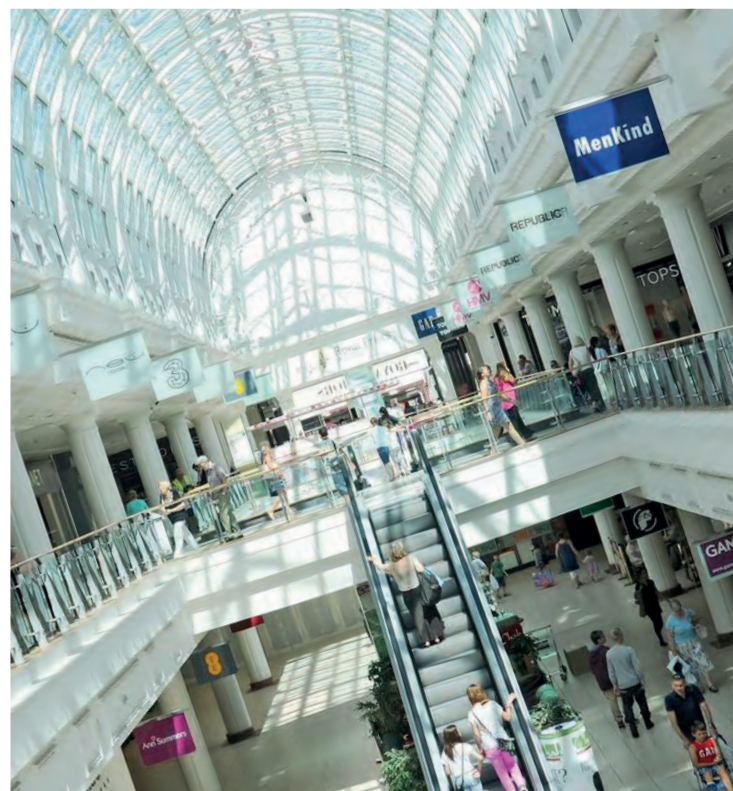


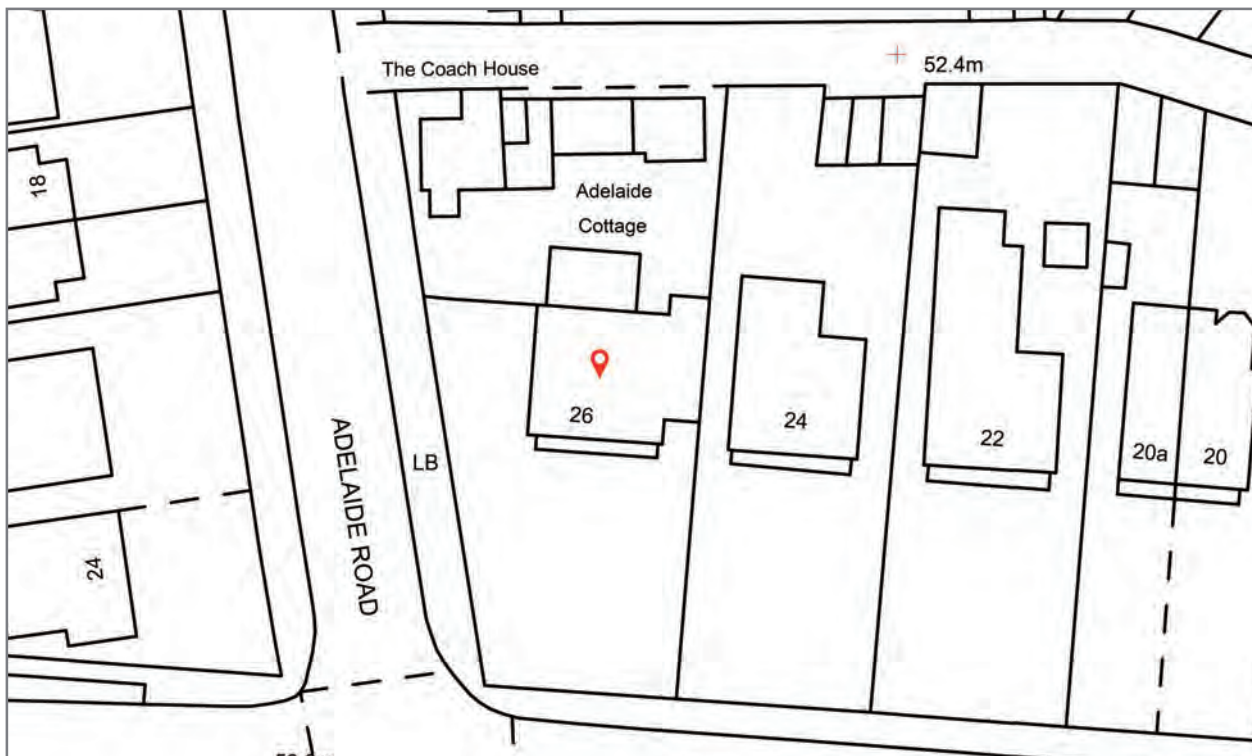
LOCATION

Avenue Road 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 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

Services

All main services are connected.

Local Authority

Warwick District Council.

Council Tax band G

Viewing Arrangements

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

Website

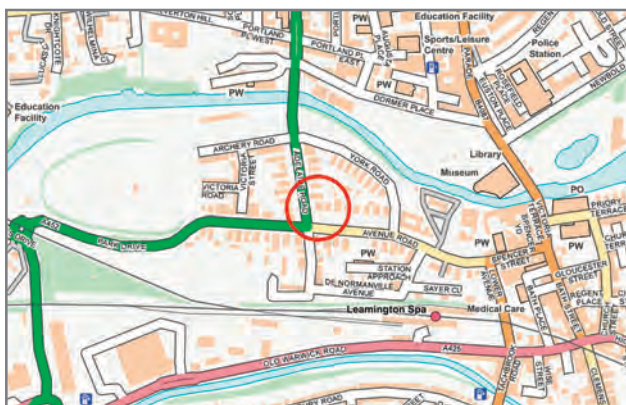
For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Directions

From The Parade head south down the Parade and turn right at the mini roundabout onto Dormer place and continue to the end and then turn left onto Adelaide Road. At the end of Adelaide Road and turn left at the mini roundabout where you will find Cranbourne, 26 Avenue Road.



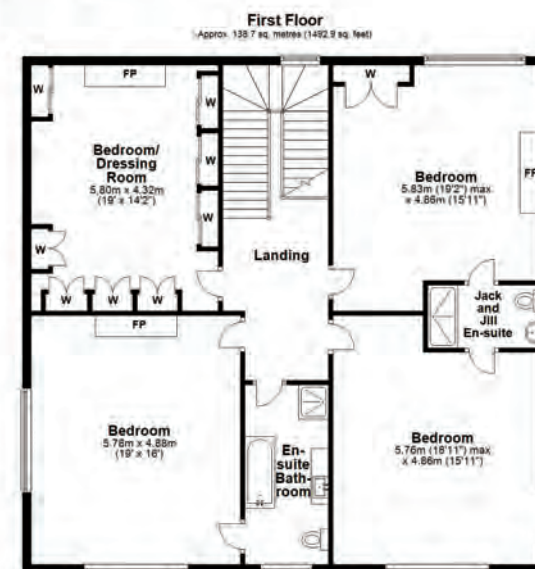
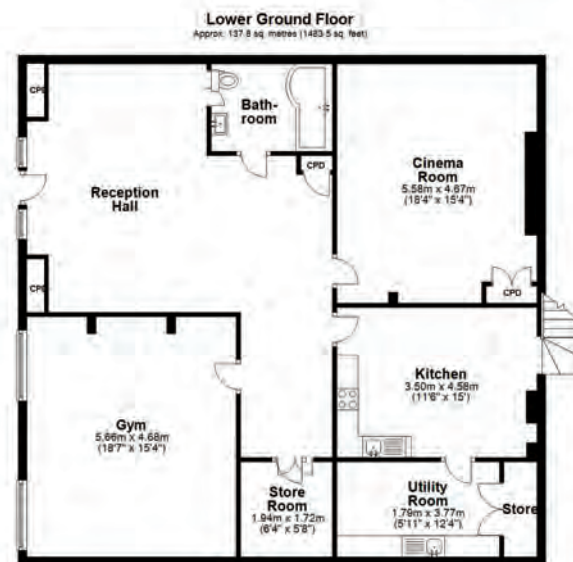
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EPC Exempt



Total area, approx. 474.6 sq. metres (5108.1 sq. feet)



FINE & COUNTRY

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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.

THE FINE & COUNTRY
FOUNDATION

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