



42 Beauchamp Avenue
Leamington Spa | Warwickshire | CV32 5TA

FINE & COUNTRY

42 BEAUCHAMP AVENUE

An extremely rare opportunity to acquire a unique beautifully finished detached villa with a large double garage on Beauchamp Avenue comprising over 4,700 sq ft of elegant living space. Currently configured as four double bedrooms, three bathrooms & five reception rooms over three floors with the flexibility to use the lower ground floor as a separate annex.

Planning permission has been granted to add two additional bedrooms, a bathroom and a sizable garden room with patio expanding the space to over 6,000 sq ft.

With a good sized south facing mature rear garden this property must be seen to be appreciated and has not come to the market in over 25 years.



KEY FEATURES

UPPER GROUND FLOOR

Through iron gates on the street, you step into this magnificent, beautifully finished and charming home. You immediately appreciate the calm, space and grandeur along with many period features including high ceilings, deep skirting, ornate cornicing, and an elegant staircase which are complemented with contemporary features throughout.

The hallway gives access to a wonderful double aspect drawing room on your right with a bay window to the front which allows light to pour in over an amazing marble feature fireplace, beautifully decorated walls with deep skirting and cornicing.

Adjacent to the drawing room is an equally impressive dining room with feature fireplace and large bay window to the front, again beautifully decorated with lots of character.

Continuing down the hallway you find a good-sized sitting room with a side bay window and continued period features.

To the rear right wing of the property is a lovely kitchen breakfast room fitted with quality shaker style units, granite worktops, Aga, and pantry. This is complemented by a practical utility room finished in the same style as the kitchen and a separate W/C.













FIRST FLOOR – MAIN BEDROOM SUITE

A fabulous carved staircase rises to the first floor, with a separate W/C on the half landing, where you will find the equally generous bedroom accommodation.

The stunning main bedroom suite, occupying over 500 sq ft, is extremely light and airy and comprises a double aspect bedroom, a dressing room and spacious high quality ensuite bathroom incorporating a large shower cubicle, sink, toilet, and bath.



FIRST FLOOR – ADDITIONAL ACCOMMODATION

Bedrooms two and three are also extremely large double bedrooms featuring deep skirting, large sash windows and ornate cornicing which are complemented by a spacious, high specification family bathroom comprising a double shower cubicle, sink, toilet, and bath.







LOWER GROUND FLOOR

A staircase at the end of the hallway on the ground floor takes you to the extensive lower ground floor of nearly 1,000 sq ft.

The space is organised as a large multi-functional room, currently being used as a gym, cinema and music room, a spacious fourth bedroom suite with an ensuite in the same style as the family bathroom, a large storage room and a sizable wine cellar.

Alternative use

The lower ground floor space, which has been extensively renovated, could alternatively be provisioned as an annex for multi generation living.







OUTSIDE

The outside space of this large residence is equally as impressive and unique offering a particularly large detached double garage which can comfortably house a van and an SUV or limousine, providing plenty of additional storage space for bicycles, etc. and a separate loft. There is also off-road parking for two cars in front of the garages.

Wrought iron railings and a brick wall enclose the front gardens offering privacy and security. From the front and side, you can access gates into the delightful and private generous south facing rear garden which is mainly laid to lawn with mature borders and lovely pergola running along the side of the property.

There are two useful brick-built storage buildings ideal for garden tools and furniture and adjoining the rear elevation is the boiler room which also provides further storage. In the rear garden there are steps up to the back door of the garage.







APPROVED PLANNING PERMISSION (W/22/1201)

Planning was granted in 2H 2022 for an extensive scheme to utilise the roof space for two additional bedrooms making six in total and a bathroom as well as a sizable garden room extending the total space to over 6,000 sq ft.

The theme of high quality light is maintained throughout this scheme; the garden room has been designed to complement the style of the house externally while providing a more contemporary feel from within the walled garden.

SECOND FLOOR

Bedrooms five and six continue the theme of sizable doubles and are complemented by a spacious second family bathroom comprising a double shower cubicle, sink, and toilet.

For illustrative purposes bedroom six is shown as a home office which may be more appropriate for some purchasers.







GARDEN ROOM

A staircase at the end of the hallway on the ground floor will lead to the new garden room and relocated utility room. When combined with the more extensive patio this space seamlessly brings the garden 'inside' making it more useable throughout the year.

Within the scheme there is additionally the option of creating a contemporary floor to ceiling window in the kitchen with a window seat.







EXTERNAL PERSPECTIVE

The scheme complements, as required, the stucco character of the property from Clarendon Street and the velux windows in bedrooms five and six while continuing the light and airy feel of the house are hardly noticeable from the street.





INFORMATION

Services

All main services are connected including mains water electricity, gas, drainage and high speed internet (Virgin).

EPC: D

Local Authority

Warwick District Council
Tax band - G

Tenure:

Freehold

Viewing Arrangements

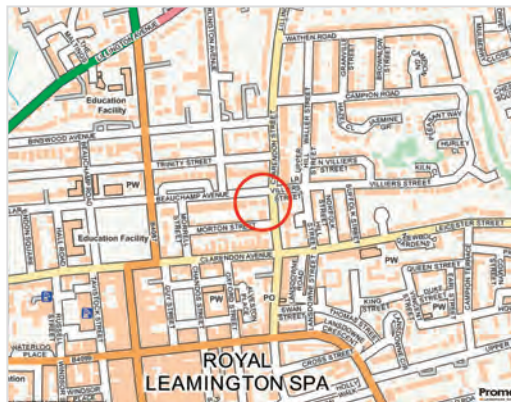
Strictly via the vendor's sole agents Fine & Country on 01926 455950.
Website For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours

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

Directions

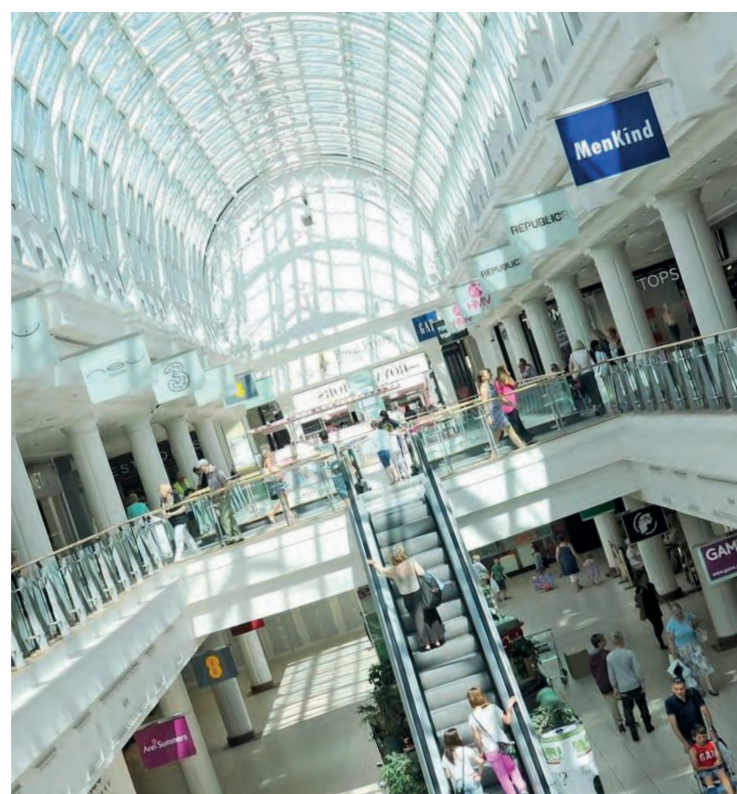
From the top of town head up the Kenilworth Road taking the first right turn onto the tree-lined Beauchamp Avenue. Follow along to the end where the property is located on the right-hand corner of the road.





LOCATION

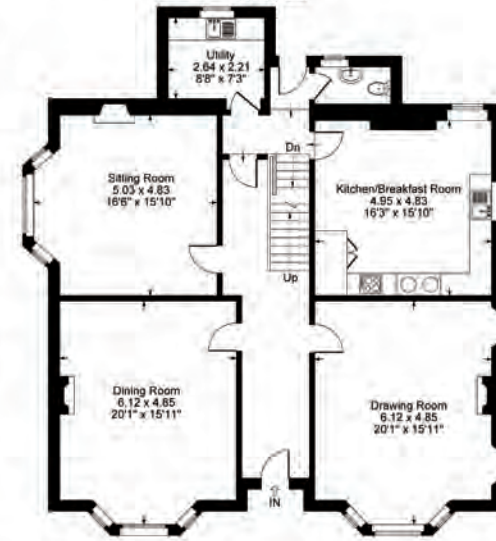
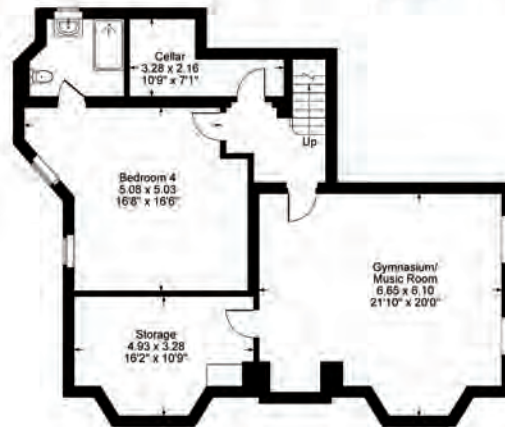
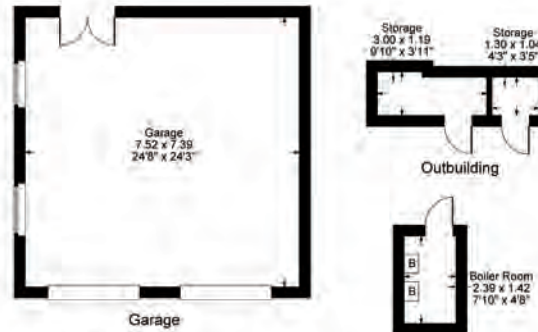
Beauchamp Avenue is one of Leamington's most desirable addresses. Renowned for its Victorian painted stucco villas and beautiful regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. Situated within walking 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 are 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.



CURRENT FLOORPLAN



Approximate Gross Internal Area = 373.06 sq m / 4016 sq ft
 Garage = 55.57 sq m / 598 sq ft
 Boiler Room = 3.42 sq m / 37 sq ft
 Outbuilding = 4.83 sq m / 52 sq ft
 Total Area = 436.88 sq m / 4703 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



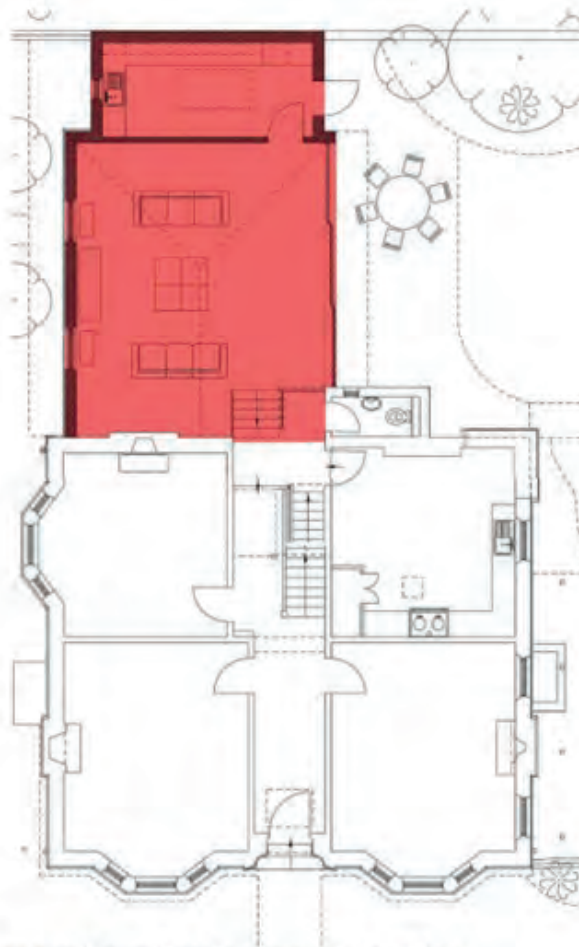
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	78 C
39-54	E		
21-38	F		
1-20	G		



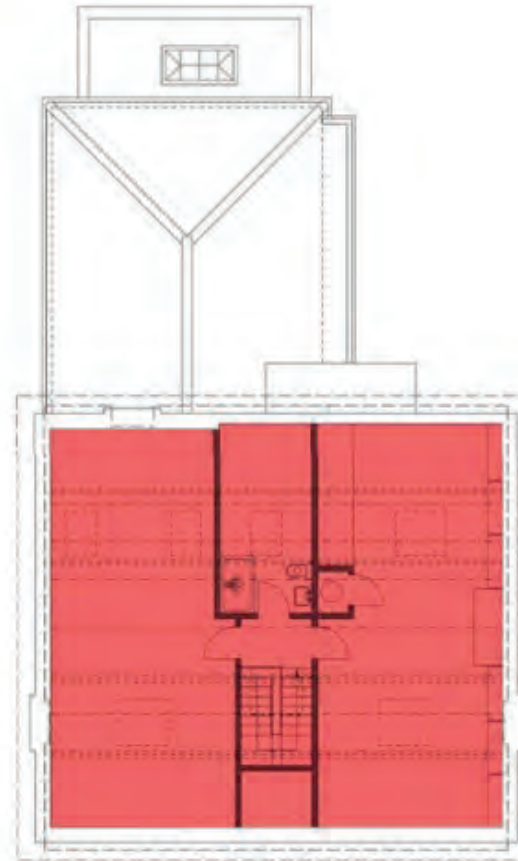
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. 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. Printed 22.06.2023



FLOORPLAN WITH PLANNING (W/22/1201)



Proposed Ground Floor Extension = 73 sq m/785 sq ft



Proposed Second Floor Extension (usable area >1m) = 72 sq m/775 sq ft
(Total Area = 126 sq m/1,356 sq ft)



Approximate Gross Internal Area = 518.06 sq m/ 5575 sq ft
Garage = 55.57 sq m/598 sq ft
Total area = 575.63 sq m/6,173 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale





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 PARTNER AGENT

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James joined Fine and 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 and 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 and Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.

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.

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