



52 Binswood Avenue
Leamington Spa | Warwickshire | CV32 5RX

FINE & COUNTRY

52 BINSWOOD AVENUE



Stunning Grade II Regency property retaining many original features, situated on one of Royal Leamington Spa's premiere addresses, with easy walking into the town centre. This large town house has been completely renovated inside and out by the current owners. It offers versatile, three generation living space with 8 bedrooms, two of which are on the lower ground floor and can be let as a separate, luxury apartment generating a substantial income or part of the main house.



KEY FEATURES

Ground Floor

This lovely Regency house with rendered façade has steps up to an impressive porch with a front door opening into a grand entrance hall with stunning staircase. There is a good flow to this house with access to: an open plan kitchen / breakfast room with its door out to the large south facing walled garden. The bespoke Harvey Jones kitchen with long central island and Quartz worktops, has a Rangemaster oven as well as two separate Neff ovens. This leads into a dining room with south facing bay window. The splendid drawing room has dual aspect windows, an Adams style fire place and retains original Regency features. The large study room has an original marble fireplace, two windows to the front of the property and retains its Regency splendour. There is also a guest cloakroom and a utility room found on this floor.









SELLER INSIGHT

“Renowned for its Regency crescents and elegant townhouses nestled along leafy avenues, Leamington Spa is a desirable living destination location and strategic hub for commuters to London. Just a five-minute stroll from the town's heart, this exquisite four-story townhouse is a gem. Behind a gated drive, it offers parking for up to six vehicles and a tranquil south-facing walled garden for seclusion. With six bedrooms in the main house and an extra two-bedroom apartment, this property offers space and versatility. Recently revitalised through comprehensive renovation, including a new kitchen, refitted bathrooms, and landscaped rear garden, this semi-detached abode is ready to move straight into . The present owners, who moved in three years ago, recount their serendipitous discovery: 'we intended to view another Leamington property, but fate led us to 52 Binswood Avenue. Stepping in, we were captivated by the grand hallway and sweeping staircase. Love at first sight!' Radiating original features, lofty ceilings, double- aspect rooms, and expansive sash windows, the property's allure is amplified by abundant natural light. The strategic positioning is another highlight, as the owners affirm, 'the location is truly unbeatable — a stone's throw from town, the railway station, and an array of independent eateries. Yet, the walled garden is an oasis of tranquillity. As dog owners, we love that there are numerous nearby green spaces for walks. The sense of community among fellow dog owners is lovely.'

'The house is set back from the road behind electric gates and is screened by trees and hedges making it feel very private.'

'The rear garden was designed by Lucy Bravington, an award-winning garden and landscape designer. It's a completely enclosed, secure and secluded space with well-established trees and a good mix of full sun and shade.'

'It lends itself perfectly to entertaining and has space for multiple guests to stay – the basement apartment has a separate entrance but can easily connect to the main house via an internal door and separate staircase.'

'The overall property is in excellent condition and, for a big house, is surprisingly easy to lock up and leave securely.'

'All our neighbours are quiet and friendly.'

'There are schools within walking distance and a short bus ride away. There are lots of ways to be social, from walking clubs to yoga in the park.*'

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

The grand staircase leads up to the first floor with five double bedrooms. The master suite has fitted wardrobes, with a fully refitted en suite bathroom and has a south facing bay window overlooking the garden. The remaining four doubles, all with fitted robes are serviced by the stunning recently refurbished family bathroom.

Second Floor

The sixth double bedroom on the second floor has an en suite shower room.







Basement / Garden Apartment

A stylish, modern two bedroom, two bathroom self-contained apartment with separate entrance, outside space and sound proofing offers a myriad of uses.

This practical and adaptable space could be rented out providing an income or it could also be used for third generation living as a granny annex / teenage space etc. The basement area also has easy access from within the house.









Outside

Mature hedging keeps the house private off Binswood Avenue and there are electric wrought iron gates to the street. There is a front garden with lawn and shrubs and a drive to parking spaces for several cars.

The delightful main entrance to the house is up stone steps to the porch and a further door to the side of the property provides a separate entrance into the apartment.

The large, walled, south facing garden provides an excellent outdoor living space. This garden has been completely remodelled and landscaped making this the most perfect family town house.





LOCATION

Binswood Avenue is a prestigious address in Royal Leamington Spa, 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 nineteenth-century planning can still be found in and around the town. Binswood Avenue is within easy walking distance of 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, Leamington has become a very popular place to live.

Just a short walk away is Leamington railway station with fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.





Services

All mains services are connected to the property.

Notes

The property is situated in a conservation area.

Local Authority

Warwick District Council

Council Tax Band D

Tenure

Freehold

Viewing Arrangements

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

Website

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

Directions

The property can be easily located using Whatthreewords <https://what3words.com/cone.ample.simple>



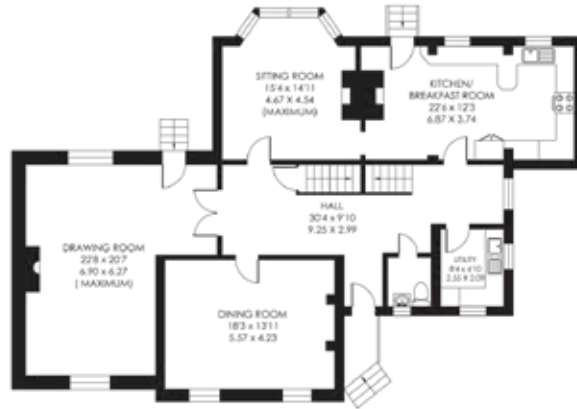
BINSWOOD AVENUE
LEAMINGTON SPA



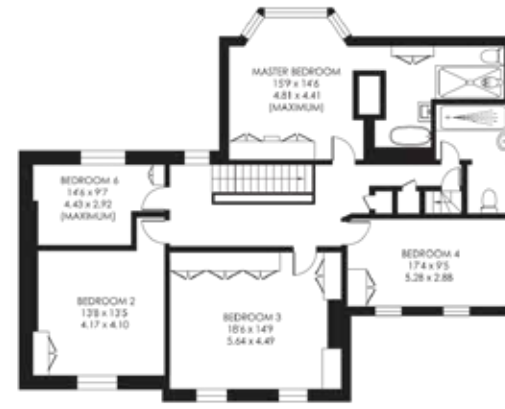
LOWER GROUND
FLOOR & APARTMENT



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA
 MAIN HOUSE : 3455 SQ FT/321 SQ M
 FLAT : 1508 SQ FT/140 SQ M
 TOTAL AREA : 4963 SQ FT/461 SQ M

EPC Exempt



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 08.09.2023





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*



NICOLA MOORE

BRANCH PARTNER

Fine & Country Leamington Spa
01926 455950 | 07860 623178
nicola.moore@fineandcountry.com

Nicky has worked with Fine & 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

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

