



34 Beauchamp Avenue  
Leamington Spa | Warwickshire | CV32 5TA

FINE & COUNTRY



# STEP INSIDE

## 34 Beauchamp Avenue

A rare opportunity to acquire a beautiful period townhouse on one of Leamington Spa's most desirable avenues. This substantial home offers flexible living accommodation set over four floors with five bedrooms, four bathrooms, two reception rooms and a home office. With the potential to create a self-contained annexe on the lower ground floor with its own entrance, a delightful south-facing rear garden, and a double garage with access off Morton Street. There is excellent potential at the rear to create more accommodation, garaging or development of a coach house etc STPP. This truly is a rare opportunity to own a fantastic home in an enviable location, presented to the highest standards.

### Accommodation summary

Entering through the front door from the tree-lined Beauchamp Avenue, you can immediately feel the comfort of this home with the high ceilings and cornices creating a sense of grandeur.

The spacious living room on the left-hand side, illuminated by a bay window, exudes period charm, showcasing a feature fireplace and cornices.

Moving back into the hallway towards the rear, you will find the dining room where the period features continue; the focal points being the feature fireplace and French doors opening out onto the terrace area – the perfect place for al-fresco dining. Steps down from the terrace lead to the south-facing garden, creating a seamless link between the indoor and outdoor space.

Returning back to the hallway once again, you will find the kitchen towards the rear. A window overlooking the private garden brings light into the beautifully presented Harvey Jones kitchen, with shaker-style units, providing ample storage, and granite worktops. The sleek design pairs perfectly with the built-in Miele appliances, adding a modern flair to this beautifully presented home. With room for a dining table and double doors opening onto the raised terrace area, this layout creates an inviting space for enjoying your morning coffee or tea with loved ones while embracing the tranquillity of the outdoor oasis.







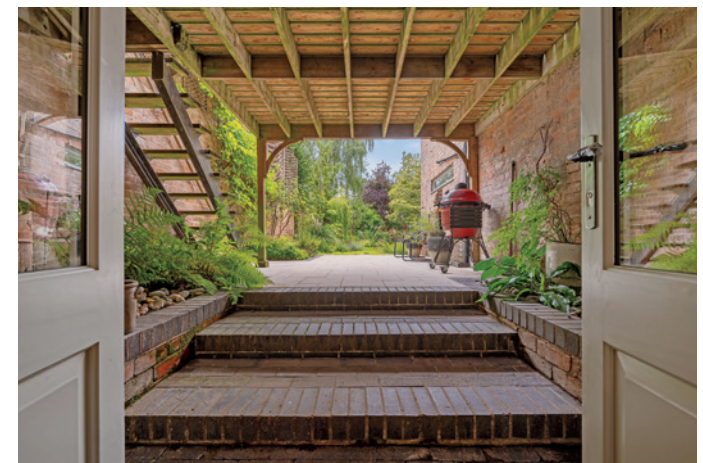


### Lower ground floor

A door to the rear of the hallway on the ground floor leads you down a staircase to the lower ground floor accommodation. With its own access to Beauchamp Avenue at the front of the property and to the garden at the rear, this space could easily be adapted for income potential as a self-contained annexe, or for multi-generational living as a granny flat or teen hideaway.

On this floor, you will find a utility room to the rear with doors opening out onto the garden, a beautifully presented bathroom, and two great-sized rooms, both featuring unique exposed brick fireplaces. The front room is currently used as a bedroom and the rear as a dining room with double doors opening out onto the pretty garden, but this flexible accommodation could be used for whatever you may desire.

Additionally, as you exit toward Beauchamp Avenue, multiple storage outbuildings are available at the front of the lower ground floor.







### First floor

Stairs rise to the first floor where you will find a split-level landing with a fantastic family bathroom on the first part with a separate W/C just next door.

Continuing to the bedroom accommodation, the first floor is home to bedroom two and the principal suite. Currently used as an office, bedroom two is a great size with ample space for storage and a large window overlooking the rear garden.

The main bedroom sits at the front of the house with an abundance of light flooding through the bay window overlooking the tree-lined avenue. The main bedroom also benefits from having an en-suite.

Making your way back onto the landing, you will find an ironing room next to the main bedroom; this makes for a handy storage area!





## Second floor

The top floor holds the remaining two double bedrooms and another family bathroom. Both bedrooms have ample room for storage and could easily fit a double bed in. The immaculately presented bathroom servicing these two bedrooms has a lovely modern feel to it, with a skylight allowing light to flood in.







### Outside

This captivating property sits on the desirable Beauchamp Avenue with stairs going down to the lower ground floor and stairs going up to the main porched front door. This fantastic home has that classic grandeur you think of when looking for a home in Leamington Spa. To the rear, the south-facing walled garden has been beautifully maintained with access from both the ground floor, lower ground floor, and from Morton Street at the rear where a double garage and pedestrian access can be found; a very rare bonus for a property located within the town centre. The space at the rear also has the added bonus of creating extra accommodation, garaging or development of a coach house etc STPP.







# LOCATION

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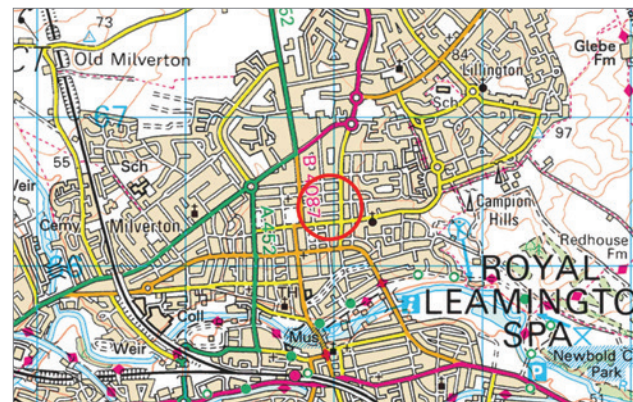
Beauchamp Avenue ranks among Leamington's most desirable addresses, renowned for its Victorian painted stucco villas and exquisite regency houses. The town, often referred to as the Bath of the Midlands, retains much of its nineteenth-century charm, evident in and around the town. Within walking distance lies the Parade Royal Leamington Spa, boasting an array of shops, delightful bars, restaurants, and exceptional schooling options, both state and private. Convenient access to the Midland motorway network, including M40 & M42 via junctions 13 & 15, is in close proximity.

Leamington station provides train services to London Marylebone, while Birmingham International Airport is a mere half-hour away. In 2015, the historic town of Leamington Spa earned the title of the third-best place to live in the UK by The Times national newspaper, with subsequent recognition as the happiest place to live in 2017. Neighbouring County town Warwick was named the best place to live in the UK by The Times in 2018, rendering the entire area highly desirable and sought-after. The region's appeal extends to excellent schooling facilities, shops, parks, and surrounding countryside. Following a visit in 1838, Queen Victoria granted the town a Royal prefix, renaming it Royal Leamington Spa from Leamington Priors. The town is bisected by the river Leam, which flows east to west. The Pump Rooms were constructed on its banks, allowing people to bathe in the healing waters of the salty spa. Leamington Spa has been recognized as a Britain in Bloom winner and boasts several prominent parks, including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell, and Newbold Comyn. The town is also celebrated for its outstanding educational institutions, with state, grammar, and private schools readily accessible, including Warwick Prep and Public Schools, Kings High School for Girls, Arnold Lodge School, Kingsley School for Girls in Leamington, The Croft Prep School, and grammar schools in Stratford-upon-Avon. Warwick University, a world-renowned institution, is just seven miles away. Warwick Parkway, Leamington Spa, and Coventry offer direct rail services to London in slightly over an hour and to Birmingham in twenty-six minutes.









**Services**

The property is understood to have mains water, gas, electricity, telephone, and drainage.

**Notes**

The property is situated in a controlled parking zone and conservation area.

**Local Authority** Warwick District Council | Tax Band: G

**Viewing Arrangements** Strictly via the vendors sole agent

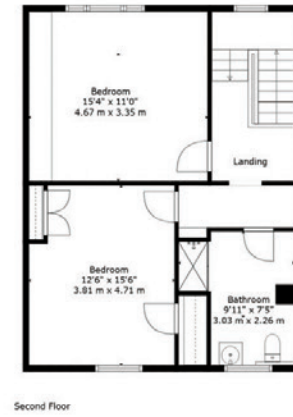
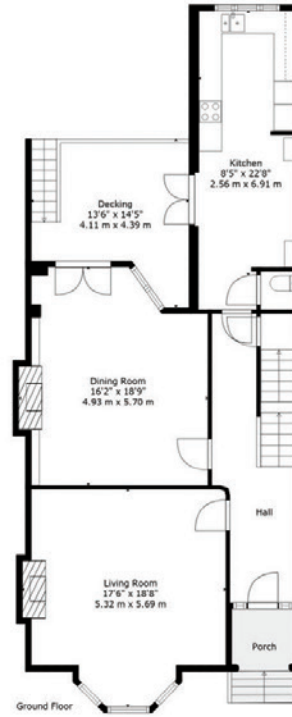
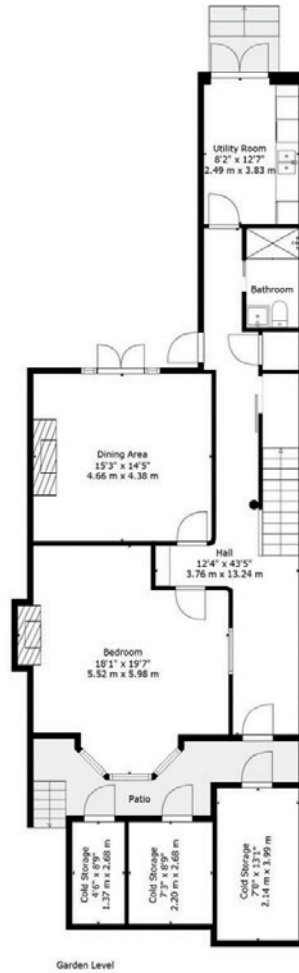
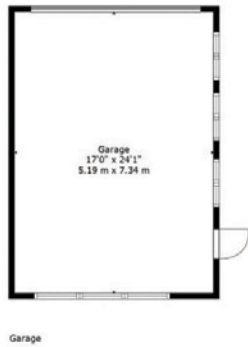
Fine & Country on 01926 455950 James Pratt 07540 649103.

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

**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 right-hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guide price £1,600,000

GROSS INTERNAL AREA

GARDEN LEVEL: 937 sq ft, 87 m<sup>2</sup>, GROUND FLOOR: 996 sq ft, 92 m<sup>2</sup>, FIRST FLOOR: 837 sq ft, 78 m<sup>2</sup>,

SECOND FLOOR: 692 sq ft, 64 m<sup>2</sup>.

EXCLUDED AREAS: GARAGE: 411 sq ft, 38 m<sup>2</sup>, OUTDOOR STORAGE: 202 sq ft, 19 m<sup>2</sup>,

PATIO & DECKING: 260 sq ft, 24 m<sup>2</sup>.

TOTAL LIVING SPACE: 3462 sq ft 321 m<sup>2</sup>



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. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 28.09.2023







# JAMES PRATT

PARTNER AGENT

*follow Fine & Country Leamington Spa on*



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