



39 Binswood Avenue
Leamington Spa | Warwickshire | CV32 5SE

FINE & COUNTRY

STEP INSIDE

39 Binswood Avenue

A rare opportunity to acquire an exceptional Victorian townhouse located on the highly desirable tree-lined Binswood Avenue in north Leamington, just a short walk from the town centre. This beautiful home offers an abundance of charm, space, and versatility. With accommodation spread over four floors and extending to approximately 4,274 ft², the property seamlessly blends period elegance with modern living. It features six bedrooms, four bathrooms, multiple reception areas, and a fantastic lower ground floor offering potential for additional living space. This home is ideal for growing families or those seeking an impressive residence in a prime location.

Accommodation Overview

Entering through a grand hallway with stained-glass windows and decorative coving, the ground floor provides access to an elegant living room with a feature fireplace and bay window, a formal dining room, and a dedicated office. The spacious open-plan kitchen and breakfast area include bespoke cabinetry, a central island, and high-end appliances, leading to a bright breakfast room with garden views.

The first and second floors offer six generously proportioned bedrooms, including a principal suite with en-suite shower room. The remaining bedrooms are well-sized and complemented by modern bathrooms and an additional upstairs kitchen/possible bedroom, perfect for multi-generational living or guest accommodation.

The lower ground floor is fantastic offering concrete floors and over 7ft high ceilings there is a huge amount of scope to convert into further living space or leisure facilities it currently has a range of storage areas, workshop and a cellar. The landscaped rear garden provides a private retreat with a patio area ideal for outdoor dining and entertaining. The property also benefits from off-road parking spaces to the front.













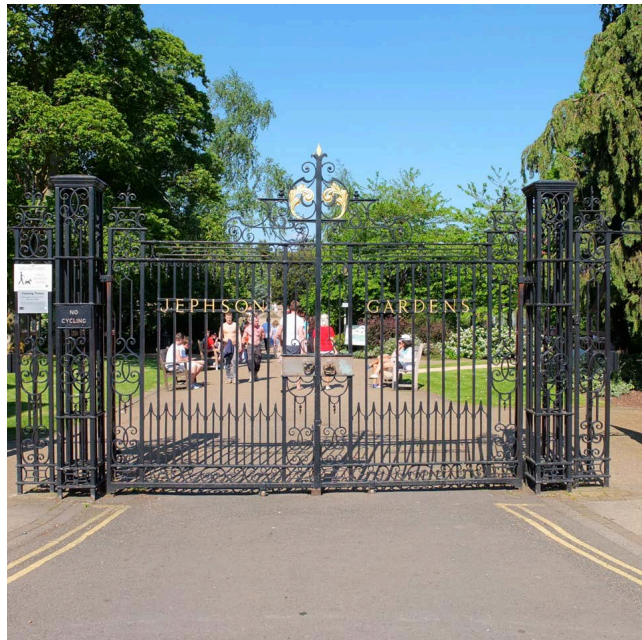




LOCATION

In March 2023 the historic town of Leamington Spa was once again listed as one of the top ten best places to live in the UK by the Times national newspaper. 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.





Services, Utilities & Property Information

Utilities: The property is understood to have mains water, drainage, electricity, and gas central heating.

Mobile Phone Coverage: 4G and 5G mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability: FTTC Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider.

Local Authority: Warwick District Council

Tenure: Freehold | EPC: Exempt, Grade II Listed | Tax Band G

Directions: Postcode: CV32 5SE / what3words: ///smiles.jazzy.pinch

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>





OVERALL TOTALS: 4274 sq ft, 397 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 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 29.01.2025





JAMES PRATT
PARTNER AGENT



NICOLA MOORE
BRANCH PARTNER

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
01926 455950 | leamington@fineandcountry.com
james.pratt@fineandcountry.com | 07540 649 103
nicola.moore@fineandcountry.com | 07860 623178

