



40 Arlington Avenue
Leamington Spa | Warwickshire | CV32 5UD

STEP INSIDE

40 Arlington Avenue

This exceptional Victorian villa boasts a wealth of period features and flexible living accommodation, with seven reception rooms, seven bedrooms and seven bathrooms and the potential to create a separate annex or apartment.

Ground Floor

Stepping into the grand entrance hall, you are immediately welcomed with high ceilings, deep skirting, decorative coving, and cornicing. On either side of the entrance hall are two generous sized reception rooms with a dining room to the right and a drawing room to the left, both featuring a wealth of period features, large sash windows and open fireplaces. There are two further reception rooms on the ground floor which are currently used as a sitting room and a music room which provide versatile living accommodation. The ground floor then unfolds into an open plan kitchen with bespoke maple cabinetry incorporating Corion and granite work tops with integrated appliances and Aga. There is also a walk-in pantry and separate w/c and cloakroom.

Lower Ground Floor

The lower ground floor presents an exciting opportunity for further flexible living accommodation, including a home office, cinema room, wine cellar and gym. This fantastic space can also be accessed by a separate entrance at the side of the house creating the potential for a separate annex or apartment.

First floor

A fabulous bespoke staircase ascends to the first floor where you will find three generous sized bedrooms two of which feature built in wardrobes, a family bathroom, separate w/c and a utility/ kitchen room. The generous sized principal bedroom features large sash windows and a spacious ensuite with separate bath and walk in shower. Bedroom two benefits from an ensuite shower room and bedroom three is serviced by the family bathroom.

Second floor

The second floor offers two further generous sized double bedrooms both with ensembles and built in wardrobes. Bedrooms 6 and 7 are smaller double bedrooms but both have access to separate shower rooms and dressing rooms.















Outside

To the front of the house is driveway parking for four vehicles and a separate single garage is available at the rear beside a large workshop and storeroom. To the rear of the home is a peaceful landscaped walled garden featuring three terraced areas and a pergola perfect for outdoor entertaining and relaxation. There is also a brick-built log and tool store.



LOCATION

Arlington Avenue is a peaceful street in a highly sought-after area of north Leamington Spa with plenty of offroad parking. Leamington Spa is renowned for its beautiful regency townhouses and stucco villas, 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. A good array of shopping, bars, restaurants and excellent schooling, both state and private, are nearby.

Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington Spa Station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Royal Leamington Spa was voted one of the Top 3 places to live in the UK by The Times newspaper and in 2017 the paper named Leamington the happiest place to live in the UK. In 2018 The Times named neighbouring County town Warwick the best place to live in the UK, so the area as a whole is highly desirable and sort after. Many people are drawn to the area by the excellent schools, 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 schools. Within easy reach are state, grammar and private schools to suit most requirements including Warwick School, Kings High School for Girls, Arnold Lodge School and Kingsley School for Girls, The Croft Prep School, and Stratford Grammar School. Leamington Spa is also just seven miles from the renowned Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham Grand Central station in 26 minutes.





Services, Utilities & Property Information

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

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

Broadband Availability: Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Tenure: Freehold

Directions - Postcode: CV32 5UD / what3words: ///bath.took.spices

Local Authority: Warwick District Council

Viewing Arrangements

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

Website

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

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only







JAMES PRATT
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