



59 Beauchamp Avenue  
Leamington Spa | Warwickshire | CV32 5TB

FINE & COUNTRY

# 59 BEAUCHAMP AVENUE



*A rare opportunity to acquire a stunning  
period renovation on arguably Leamington  
Spa's most desirable road.*







# KEY FEATURES

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A rare opportunity to acquire a stunning period renovation on arguably Leamington Spa's most desirable Road.

This Victorian town house has been beautifully restored and offers all the character and charm of the 19th Century, that includes high ceilings and Cornicing, but also contains the specification required of a 21st Century smart home featuring:

- Solar heating for hot water heating of unvented tank
- Gated rear entrance with remote opening
- Ucare Home Intercom
- Sonos Sound system throughout
- WiFi Controlled heating and Lighting Hive.
- Underfloor heating to the kitchen dining/ family room
- Camera/Security system by Reolink

The main house contains five double bedrooms and five bathrooms.

There is a fully functional two double bedroom apartment with kitchen living area & two bathrooms in the basement, which has been fully tanked.

## Ground floor

The Owners have meticulously designed a superb layout on the ground floor, which contains a German bespoke kitchen with Siemens appliances, along with dining/ family room area, two lounge /sitting rooms / study, a utility room and WC.

The kitchen dining family room is spacious and light featuring, a good sized centre island, with ample room for a dining table, there are two sets of bi fold doors, that open directly onto the patio.

There is even more family space in the snug area, where you can watch a film or sport in a group comfortably, utilising the Sonos surround sound system.













#### First Floor

The main bedroom contains a stunning ensuite and dressing room.

There are two further spacious double bedrooms on this floor, one is serviced by an ensuite bathroom and the other has easy access to the family bathroom.

#### Second Floor

The second floor holds two further double bedrooms which both have their own bathrooms.











### Outside

The property has a wonderful private landscaped south facing front garden, commanding one of the widest plots in the row, it offers a generous rear garden and off road parking for four cars accessed via Trinity street through an electronic sliding gate.

There is also a small exterior gym/workshop/studio or home office in the rear garden.







# LOCAL AREA

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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 is 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.





# INFORMATION

## Services

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

Local Authority Warwick District Council

Council Tax Band: G

Local Authority

Stratford Upon Avon District Council

## Viewing Arrangements

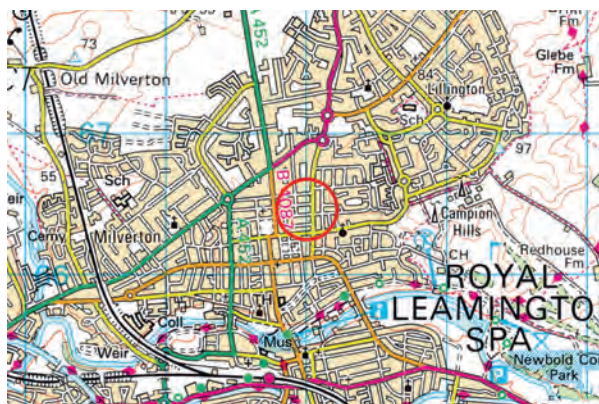
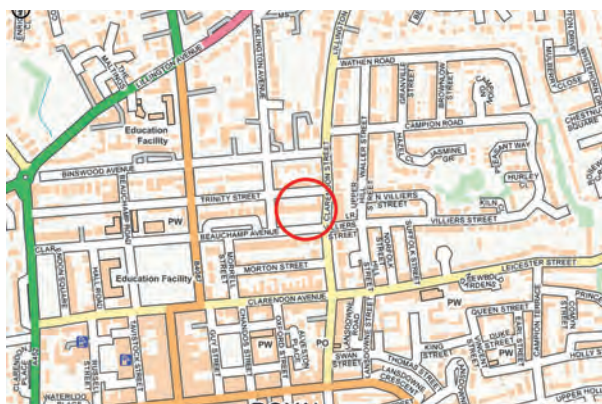
Strictly via the vendors sole agents Fine & Country on 01926 455950.

## Website

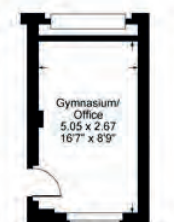
For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

## Directions

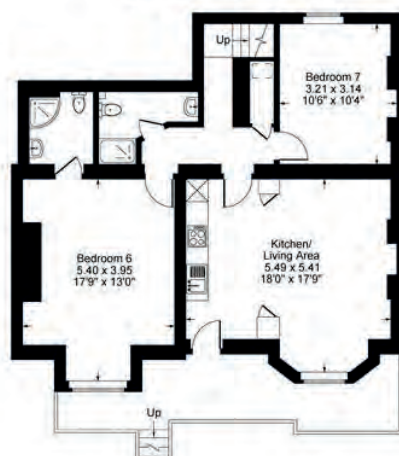
From the top of town head up the Kenilworth Road taking the first right turn onto tree lined Beauchamp Avenue. Follow along towards the far end where the property is located on the left hand side of the road behind a private gate.



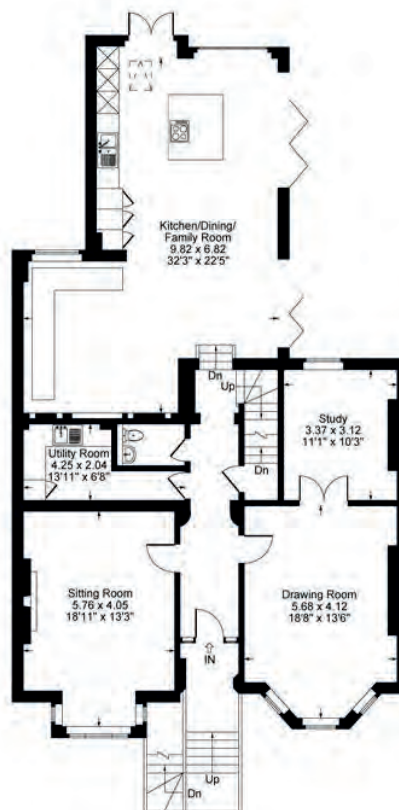
Disclosure: In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that a vendor of this property is a member of Fine & Country Leamington Spa.



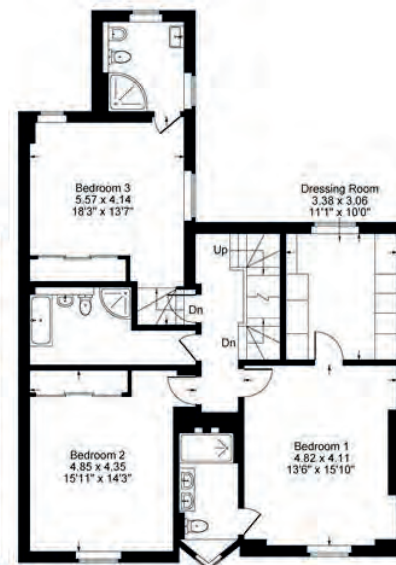
Gymnasium/Office



Lower Ground Floor



Ground Floor



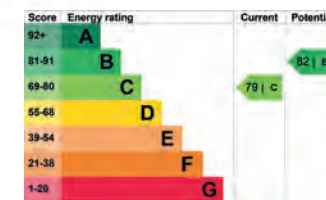
First Floor



Second Floor

Approximate Gross Internal Area = 375.68 sq m / 4043.83 sq ft  
 Gymnasium/Office = 13.88 sq m / 145.14 sq ft  
 Total Area = 389.16 sq m / 4188.97 sq ft

Illustration for identification purposes only,  
 measurements are approximate, not to scale.



The Property  
Ombudsman

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 14.05.2021





# FINE & COUNTRY

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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a 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.

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THE FINE & COUNTRY  
FOUNDATION

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## JAMES PRATT

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*follow Fine & Country Leamington Spa on*



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