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Fable Villa, 45, Leam Terrace, Leamington Spa





A substantial detached five bedroomed stylishly presented villa, located on one of Leamington's most prestigious tree lined roads, conveniently situated for the town centre.

#### Briefly Comprising;

Grand entrance portico, entrance hallway, sitting room with inter-connecting doors to dining room, formal drawing room, open plan high quality kitchen/family/breakfast room with doors onto the garden. Ground floor cloakroom/WC. Converted basement with an abundance of additional fitted storage space, laundry, boiler room. First floor landing, master bedroom suite with en-suite shower room and double doors to bedroom five/dressing room, additional double bedroom with shower room, two further double bedrooms, attractive family bathroom. Large gated set paved driveway and landscaped front garden. Landscaped rear garden with patio, oversized carport and brick store. Gas radiator heating, partial double glazing.

#### Fable Villa

Offers a rare opportunity to acquire an exquisitely proportioned and presented,

detached, period dwelling. The property is conveniently sited for town centre within this conservation area, with local parks and river walks. Good access to the local train station and all the amenities you would expect from town living. The property has thoughtfully updated and improved by the current owner and offers excellent and flexible living.

#### The Property

Is approached via a gated, set paved driveway with steps leading up to the grand entrance portico to...

#### Entrance Door

With glazed fanlight over and glazed windows to either side giving access to...

#### Reception Hallway

With ornate cornicing, ceiling roses, picture rail, deep skirting, period style radiator, chequered marble tile floor leading through to the rear of the property. Staircase rising to the first floor mezzanine landing.

#### Sitting Room

14'3" x 18'8" (4.34m x 5.69m)

With ceiling rose, ornate cornicing, picture rail, marble fireplace surround with onset electric stove with tiled hearth, double glazed sash window to front elevation with shutters behind, two period style radiators, double doors leading through to...

#### Dining Room

13'11" x 10'4" (4.24m x 3.15m)

With ceiling rose, cornicing, picture rail, period style fireplace and onset electric fire, deep skirting, period style radiator, multi paned double glazed French doors, steps to garden behind, wood flooring.

#### Drawing Room

13'7" x 17'3" (4.14m x 5.26m)

With cornicing, ceiling rose, picture rail, deep skirting, period style radiators, double glazed sash window with shutters behind to front elevation, comprehensive range of fitted storage with display shelving and enclosed cupboards below, additional tall dresser style unit with integrated drawers and high level storage over.







#### Open Plan Kitchen/Breakfast/Family Room

23'11" max x 32'11" max (7.29m max x 9.78m max)  
Being open plan and yet forming distinctive areas.

#### Breakfast Kitchen

23'11" max x 16'11" (7.29m max x 5.16m)

**Kitchen Area;** fitted with a range of hand painted shaker style wall and base units, solid working surface over and upstands, Range style oven with filter hood over, under slung Belfast style sink, concealed Hotpoint dishwasher, concealed drinks fridge, open shelving and glazed cabinets to either side, further wine fridge, tiled floor. Art deco style double glazed metal framed double doors with matching panels to side leading to patio terrace to rear.

**Dining Area;** with full width larder style unit with concealed fridge freezer, downlighter points to ceiling.

#### Family Room

13'10" x 12'6" (4.22m x 3.81m)

With timber framed double glazed window to side elevation, downlighter points to ceiling, coved cornicing, continuation of tiled flooring.

#### Ground Floor WC

Fitted with a period style toilet with high rise cistern and pull chain, pedestal wash hand basin with mono-mixer, obscure double glazed timber framed window to side elevation, downlighter points to ceiling, corner sink, continuation of tiled flooring.

#### Basement

Having been plastered out and carpeted to provide storage. Steps lead down to a lobby area with downlighters and mirror fronted doors to walk-in cloaks cupboard.

#### Front Right Chamber

11'9" to front of fitted cup'd x 15'4" (3.58m to front of fitted cup'd x 4.67m)

Comprehensive storage with glazed display cabinets, radiator, wood look vinyl flooring, downlighter points to ceiling, fitted work bench.

#### Front Left Chamber

13'10" x 18'1" (4.22m x 5.51m )

With fitted storage, downlighter points, radiator.



#### Rear Left Chamber

12'4" x 9'9" (3.76m x 2.97m)

With fitted storage, display shelving, downlighter points, door to...

#### Additional Twin Barreled Storage Chamber

With lighting, continuation of wood look vinyl flooring.

#### Utility/Laundry

8'2" x 16'3" (2.49m x 4.95m)

With working surface, space and plumbing for appliances, further run of working surface with Belfast sink with mixer tap, cupboards below, splashback tiling, doorway through to...

#### Additional Storage Chamber

With an abundance of cupboards and open shelving, door to cupboard housing boiler and immersion heater.

#### First Floor

Approached via a mezzanine landing to rear, serving bedroom four, bathroom and double linen cupboard with slatted shelving and timber framed double glazed window to side.







#### Main Landing

With hatch to roof space, period style radiator, cornicing, ceiling rose, picture rail.

#### Bedroom One

14'3" x 16'11" (4.34m x 5.16m)

With coved cornicing, ceiling rose, door to en-suite, folding double doors to dressing room/bedroom five.

#### En-Suite Shower Room

Attractively fitted with period style suite to comprise; twin sinks, low level WC, large walk-in shower/wet room area, period style fixed rainwater shower head and additional hand held shower attachment, radiator towel rail, splashback tiling extending to full height in shower area, under floor electric heating, double glazed sash window to front elevation.

#### Dressing Room/Possible Bedroom Five

13'7" x 17'3" (4.14m x 5.26m)

With feature fireplace, ceiling rose, coved cornicing, double glazed multi pane window to rear elevation. This room has the potential to be reinstated as an additional bedroom if required.

#### Bedroom Two (Front)

13'3" x 17'4" max (4.04m x 5.28m max)

With double glazed sash window to front elevation, downlighter points to ceiling, cornicing, period style radiator, door to...

#### En-Suite Shower Room

Fitted with a period style suite to comprise; low level WC, wash hand basin, corner shower cubicle with period style rainwater shower head, additional hand held shower attachment, wet room style mosaic floor, full splashback tiling, downlighter points to ceiling, radiator, towel rail.

#### Bedroom Three (Side)

14'1" x 14'2" into chimney rec (4.29m x 4.32m into chimney rec)

With ceiling rose, coved cornicing, multi pane double glazed sash window to side elevation, period style radiator.

#### Bedroom Four (Rear)

13'11" x 12'7" (4.24m x 3.84m)

With timber framed double glazed corner window to rear elevation, downlighter points to ceiling, cornicing, radiator.

#### Family Bathroom

Attractive room with timber framed glazed skylight with period style suite to comprise; roll top claw feet free standing bath with period style mixer tap with telephone style shower attachment, wash hand basin high level period style WC, corner shower area with fixed rainwater style shower head and additional hand held shower attachment, tiled walls, splashback areas and tiled floor, chrome radiator towel rail, speakers to ceiling.

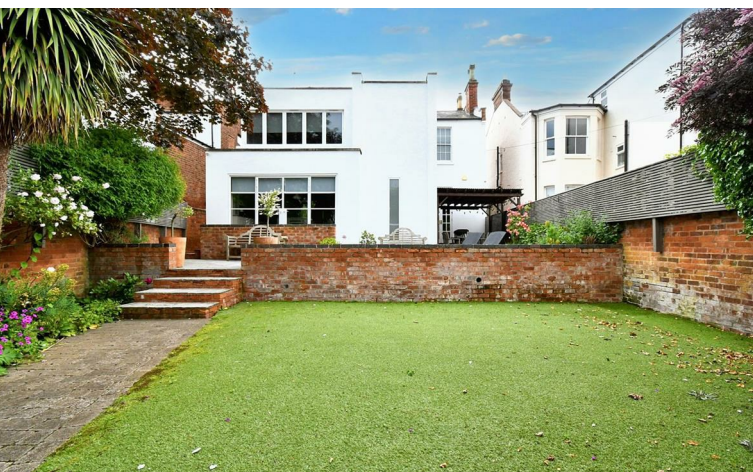
#### Outside (Front)

The property is particularly noteworthy being set well back from Leam Terrace with gated access via double gates, with pillars and wrought iron railings to the front. The front is principally laid to paved driveway with mature herbaceous planted borders.

#### Outside (Rear)

Rear garden being principally walled and enclosed. Immediately to the rear of the property is a large flagstone paved terrace providing useful sitting out and entertaining area with timber covered pergola area to the side, wall lighting. Steps from the terrace lead down to the remainder of the garden which is principally laid to astro turf with set paved path leading to...





#### [Rear Oversized Carport](#)

With lighting, electric roller door to Mill Road to rear. Door to useful store. Gated access from the side of the property leads to the front driveway.

#### [Store](#)

8' x 11'10" (2.44m x 3.61m)

With three double glazed windows to rear, wood block working surface with mixer tap to sink, storage, electric Dimplex heater, full height wall of additional storage with downlighter points to ceiling.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Services](#)

All mains services are understood to be connected to the property including gas, some under floor heating, partial double glazing, Nest heating control and master lighting switches. NB We have not tested the central heating, domestic

hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

Council Tax Band G.

#### [Location](#)

Fable Villa  
45 Leam Terrace  
Leamington Spa  
CV31 1BQ

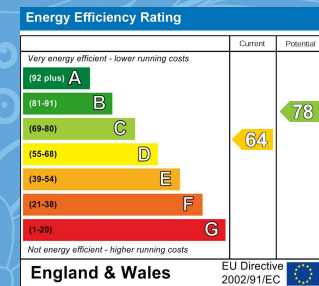




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