



CHURCH HILL, TOWN CENTRE

complete ●●●
SALES & LETTINGS





We are delighted to present an extraordinary opportunity to acquire a six-bedroom Victorian townhouse, located on the highly sought-after address of Church Hill. This prime location is just steps away from the vibrant town centre of Leamington Spa, its beautiful parks, and a stroll to the train station offering direct services to London Marylebone. Currently undergoing an extensive renovation project by the esteemed local builder A&E Construction, this home is being meticulously restored to its former glory while incorporating a stunning rear extension. The property will be completed to an exceptionally high standard, featuring premium brands and finishes that seamlessly blend with the Victorian era, all while respecting the character of this sought-after conservation area.

It's in the details...

20 Church Hill

An Exceptional Victorian Townhouse in Prestigious Church Hill

Property Overview

The property is spread over three generous floors:

Ground Floor:

- Dining Kitchen: A spacious, modern space perfect for culinary delights and family gatherings.
- Reception Room: Elegantly appointed for entertaining or relaxing.
- Office: Versatile space for work or guests.
- Guest Cloakroom: Conveniently located for visitors.

Lower Level:

- Three Bedrooms: Comfortable and stylish accommodations.
- Shower Room: Modern and practical.
- Utility Room: Essential for household tasks.
- Extended Living Room: Featuring a glass lantern roof to enjoy garden views, creating a bright and inviting atmosphere.

Top Floor:

- Three Large Bedrooms: Generously sized for ultimate comfort.
- Principal Bedroom: Includes a walk-in dressing room and luxurious en-suite bathroom.
- Additional Shower Room: Servicing the top floor.

Exterior Features

- Impeccably Landscaped Rear Garden: An oasis of tranquility.
- Two Off-Road Parking Spaces: Conveniently accessed from Woodbine Street.
- Front Landscaping: Featuring reinstated brick walls with coping stones and period iron railings.

Early buyers will have the unique opportunity to influence the choice of finishes within a set budget, with options to upgrade upon negotiation and upfront payments.

Expected High-End Features

- Enhanced insulation in the cavity and existing external walls.
- Double-glazed hardwood sliding sash windows with pulleys and cords.
- New slate roof.
- Bath stone steps.
- Cast iron railings and plinths.
- Full decoration using Farrow & Ball and Dulux Heritage ranges.
- Underfloor heating in basement rooms.
- Karnden flooring in the basement.
- Cast iron radiators on other floors.



- Original Victorian-style flooring in the hallway.
- Victorian plaster coving and ceiling roses.
- Original Victorian skirting and architraves.
- Ring cameras and doorbell.
- Sonos interface with speakers in the kitchen.
- Hand-built contemporary designer kitchen with granite or stone quartz work surfaces.
- Bathrooms featuring Italian marble and porcelain tiles.
- Built-in wardrobes.
- Landscaped gardens by professional designers.
- Quooker kitchen tap.

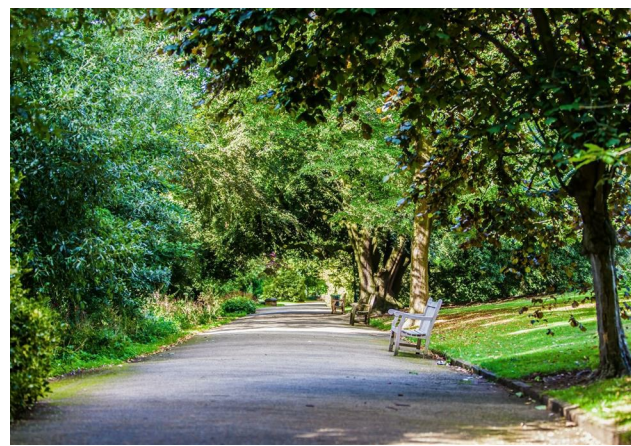
Location

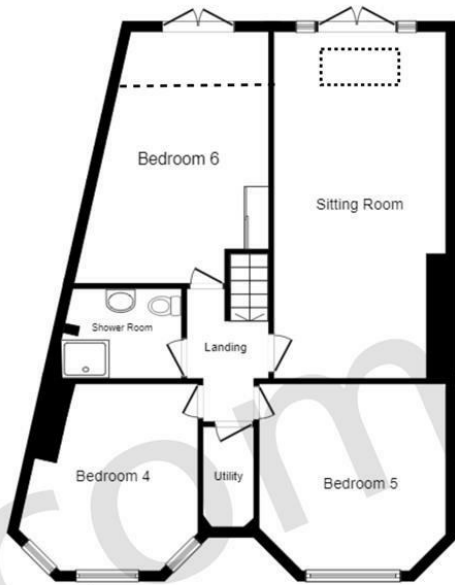
Nestled in a tranquil spot on Church Hill, just west of the town centre with rear access from Woodbine Street, this central Leamington Spa location is in the heart of a tree-lined conservation area. It's within walking distance to the train station and boasts close proximity to Jephson's Gardens on the banks of the River Leam.

Leamington Spa is renowned for its elegant Victorian and Georgian properties, a diverse range of boutiques, high-street shopping, cafes, restaurants, bars, and activities for all ages. The area is home to excellent schools, including Arnold Lodge, Kingsley School for Girls, Warwick Boys School, and Kings High School for Girls.

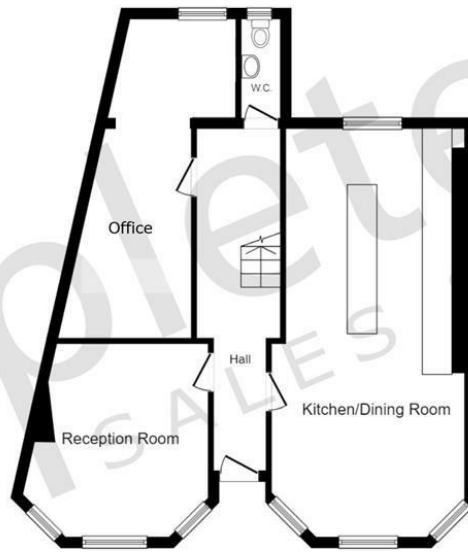
Distances:

- Leamington Spa Train Station: 10-minute walk (0.8 km), with trains to London Marylebone from 70 mins and Birmingham from 31 mins.
- Warwick: 2.67 km
- Warwick Parkway Station: 4.71 km, with trains to London Marylebone from 69 mins.
- M40 (J13 & J15): 4.83 km





Lower Ground
Floor area 86.1 sq.m. (927 sq.ft.)



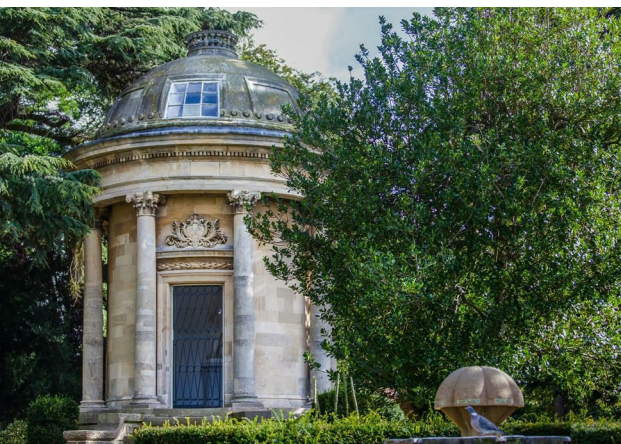
Ground Floor
Floor area 72.0 sq.m. (775 sq.ft.)



First Floor
Floor area 76.4 sq.m. (822 sq.ft.)

TOTAL: 234.5 sq.m. (2,524 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



- Stratford upon Avon: 15.8 km
- Coventry: 17 km, with trains to London Euston from 61 mins.
- Birmingham International Airport: 25.4 km
- Birmingham City Centre: 45 km

(Distances and times are approximate.)

This is a rare opportunity to acquire a high-end Victorian townhouse in one of Leamington Spa's most prestigious addresses. Contact us today to arrange a viewing and to learn more about this exquisite property.

Brian Williams MNAE

DIRECTOR

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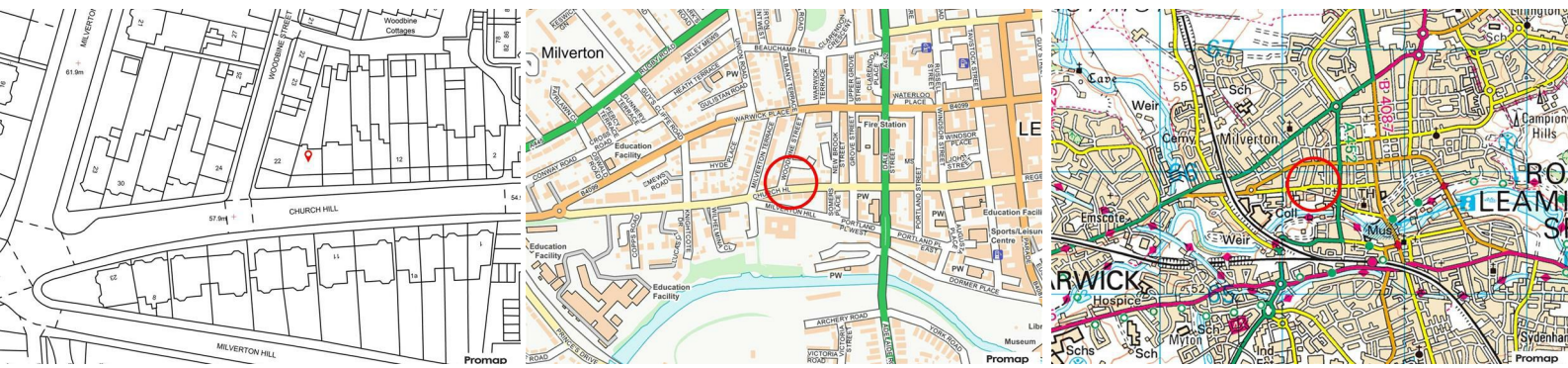
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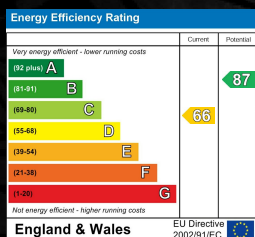


- Grand Victorian Town House
- Prestigious Conservation Area
- Three Reception Rooms
- Three Bathroom
- Short Walk To The Station, Town & Parks
- Full Refurbishment & Extension
- 6 Bedrooms
- Kitchen Diner
- Utility & WC
- Two Off Road parking Spaces



CHURCH HILL, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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