



53 Beauchamp Avenue
Leamington Spa | Warwickshire | CV32 5TB

FINE & COUNTRY

STEP INSIDE

53 Beauchamp Avenue

This stunning 5-bedroom Victorian townhouse on the prestigious Beauchamp Avenue has been immaculately renovated throughout and offers delightful private front and rear gardens and secure gated parking all within walking distance of the famous Parade.

Ground Floor

The entrance hallway gives a glimpse of the high standard of finishings on offer throughout this exquisite home and leads through to the substantial drawing room to the right and the formal dining room to the left. The opulent drawing room is flooded with light from a large bay window to the front and features an open fireplace with beautiful surround and recessed shelving to either side, hard wood flooring and continues through to the rear of the property with a window overlooking the garden.

The formal dining room is currently used as a lounge and again features hard wood flooring, open fireplace with recessed shelving and a large sash window to the front.

Stairs off the entrance hall lead down to a guest cloakroom and the stunning open plan kitchen, dining and family room. The beautiful handleless kitchen features a large central island with breakfast bar seating and all the integrated appliances you would expect from a modern family home including a gas hob with extractor above, double Miele ovens and dishwasher. The spacious dining area with two sets of bifold doors connect the room with the outside terrace and garden beyond making this the ideal space for entertaining family and friends or sharing a relaxed family meal.

Lower Ground Floor-

Stairs from the entrance hall continue past the kitchen, dining room to the lower ground floor giving access to a fully fitted utility room, bathroom with walk-in shower, storeroom and two further reception rooms/bedrooms.

The flexible living accommodation on this level has the potential to be used as a self-contained suite if desired. Both reception rooms/bedrooms are flooded with light from large windows to the front, the larger of the two is currently used as a playroom/cinema room with the other used as a stylish home office with built in storage and recessed shelving.

First Floor

The first floor gives access to the principal bedroom suite, two double bedrooms and a family bathroom. The principal bedroom suite consists of a generous sized double bedroom, dressing room and a large ensuite with his and hers basins, built in vanity unit, w/c, large walk-in shower and a free-standing bath; all finished to a very high standard.

The first of the double bedrooms on the first-floor benefits from built in wardrobes and an ensuite shower room whilst the second also benefits from built in wardrobes and has ensuite access to the family bathroom on this floor.

The family bathroom is of a very generous size and has a striking feature wall with freestanding bath and separate walk-in shower.

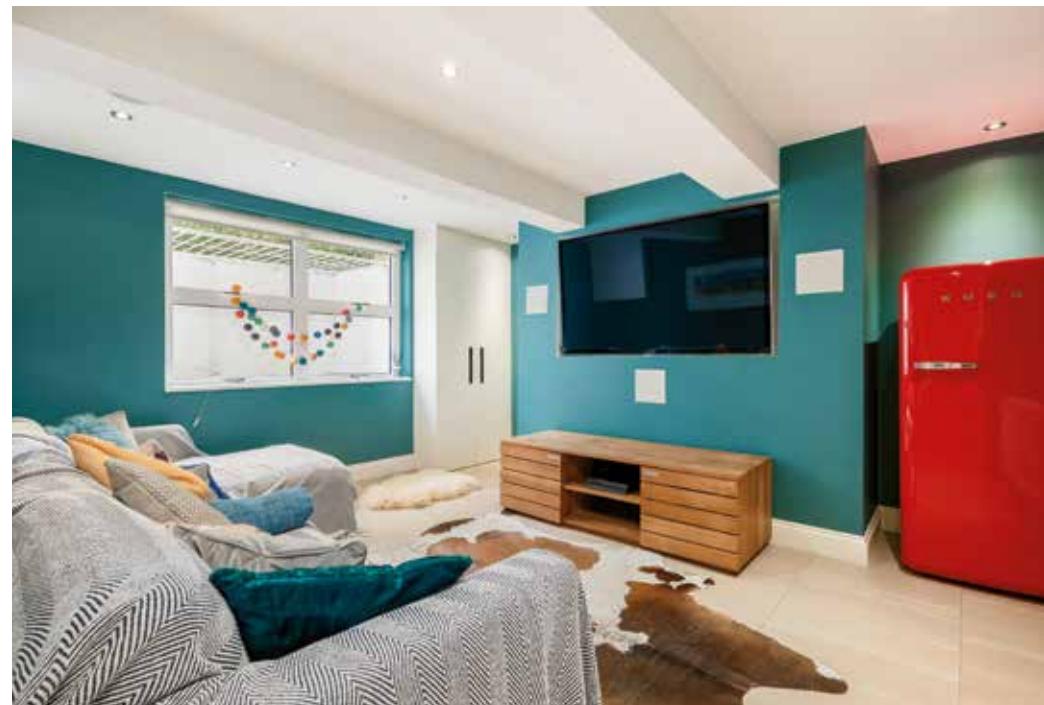
Second Floor

The staircase, illuminated by a skylight above, continues to the second floor giving access to two further good-sized double bedrooms, both with built in wardrobes and a bathroom with walk in shower.

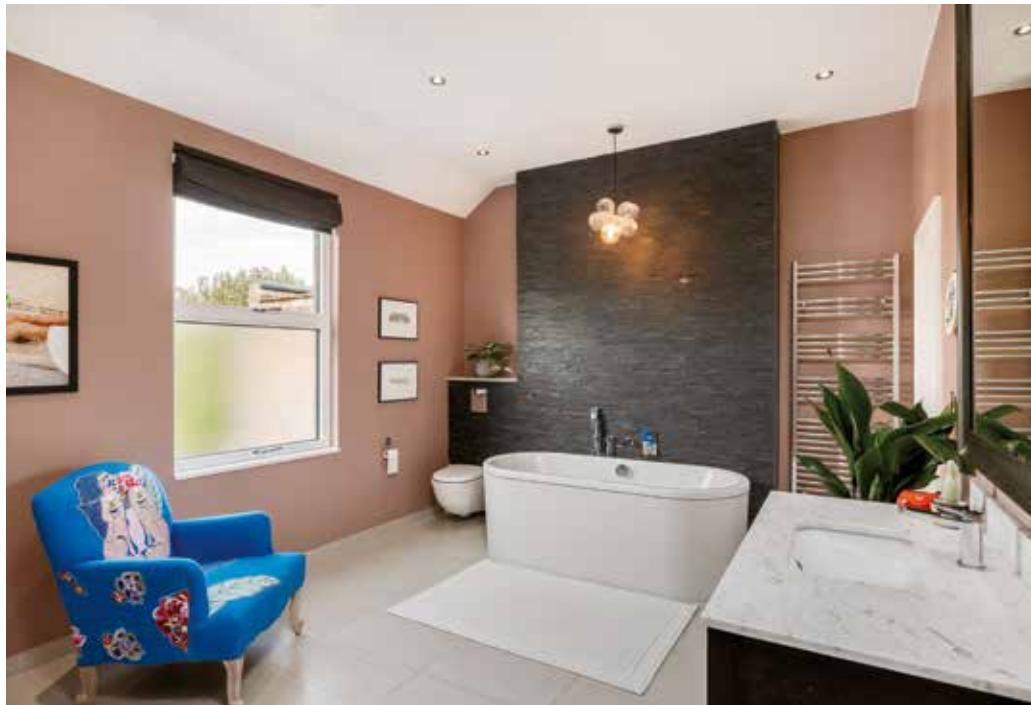












Outside

A large beautifully manicured front garden sets the house back from the road and mature trees and shrubs provide a good degree of privacy. Parking is to the rear of the property via electric gates which lead to a gravel driveway with parking for two vehicles, electric vehicle charging point and a bike store for up to six bikes.

The rear walled garden is wonderfully private with mature trees, a lawned area and a wrap around patio which connects with the kitchen dining and family room through two sets of bifold doors making this an ideal space for entertaining family and friends.





LOCATION

Beauchamp Avenue is one of Leamington's most desirable addresses. 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.

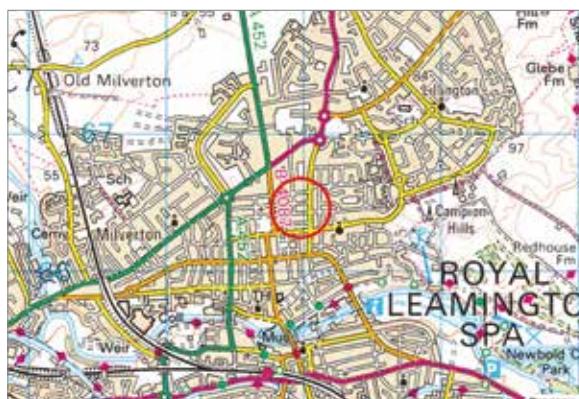
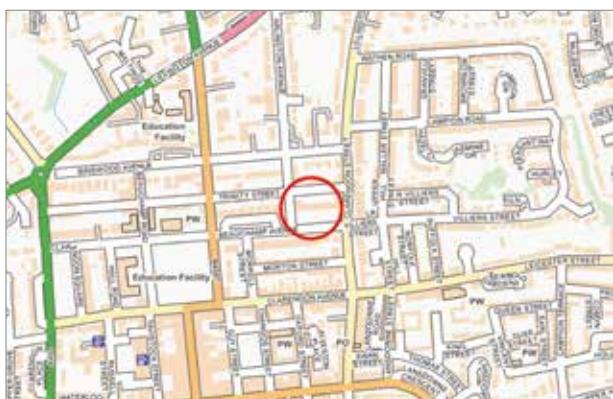
Situated within walking distance of The Parade, where you will find a good array of shopping, bars and restaurants. Excellent schooling, both state and private, is nearby. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington Spa Station and Birmingham International Airport is only $\frac{1}{2}$ 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 believed to be connected to mains electricity, water, drainage and gas.

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 provider

Freehold | Council Tax Band: G | EPC - C

Local Authority: Warwick District Council

Listed Building Status - None

Property Type - Victorian Townhouse

Construction Type - Standard Brick and Tile

Directions - Postcode: CV32 5TB / what3words: //recent.candy.nobody

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

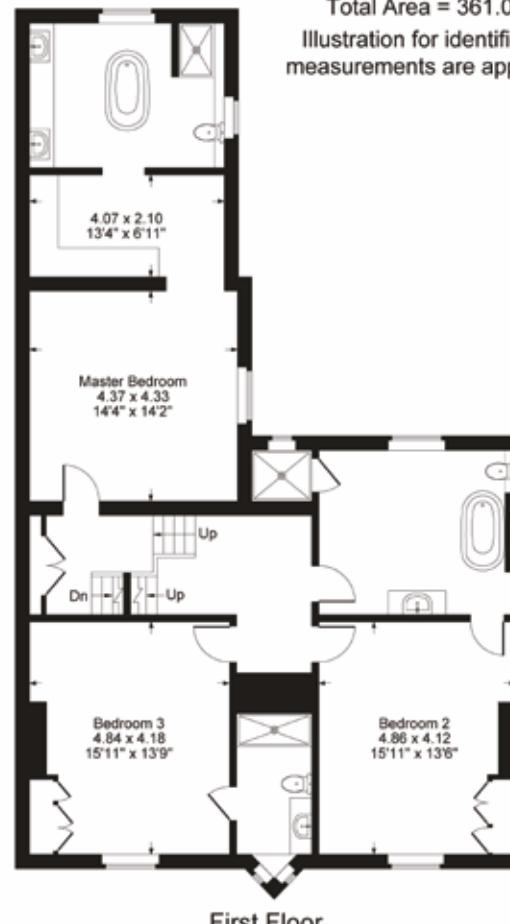
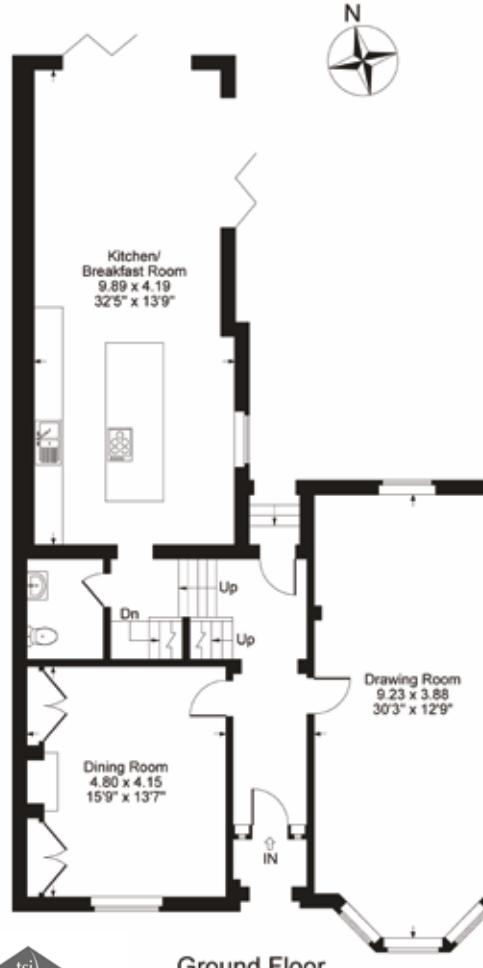
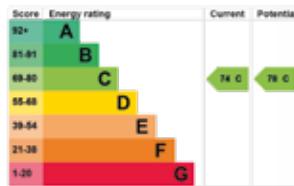
For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

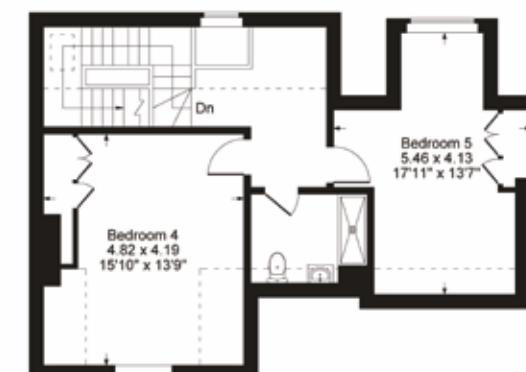
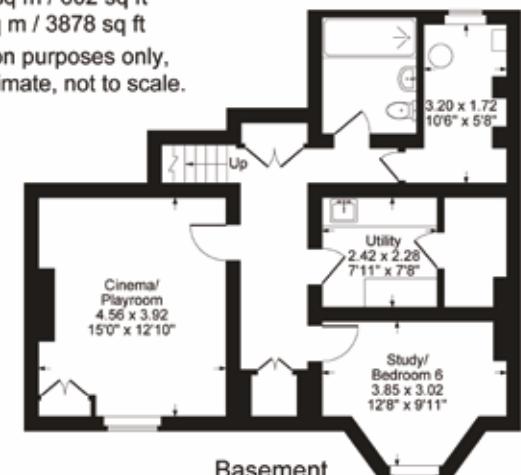
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Approximate Gross Internal Area
 Basement = 65.49 sq m / 701 sq ft
 Ground Floor = 116.02 sq m / 1249 sq ft
 First Floor = 123.35 sq m / 1326 sq ft
 Second Floor = 56.14 sq m / 602 sq ft
 Total Area = 361.00 sq m / 3878 sq ft

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



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 19.06.2025





JAMES PRATT

PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
01926 455950 | leamington@fineandcountry.com

