



CHURCH HILL, TOWN CENTRE

complete   
SALES & LETTINGS





## \* EXECUTIVE LIVING IN LEAMINGTON SPA \*

A truly spectacular five-bedroom Victorian townhouse on prestigious Church Hill has been fully refurbished & extended to the highest possible standard following a £700,000 renovation.

From the stunning extended kitchen-diner with glass lanterns and bi-folds, to the elegant period features, landscaped gardens and off-road parking — this is luxury living at its finest, just moments from the town centre, train station and parks.

Perfect for professionals, executives or relocating families seeking premium accommodation in one of Leamington's most sought-after locations.

#LeamingtonSpa #ExecutiveLettings #LuxuryRental  
#PeriodProperty #CentralLiving #CompleteEstateAgents  
#HighEndHomes #WarwickshireLiving Sent from my iPhone

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:

- Two 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:

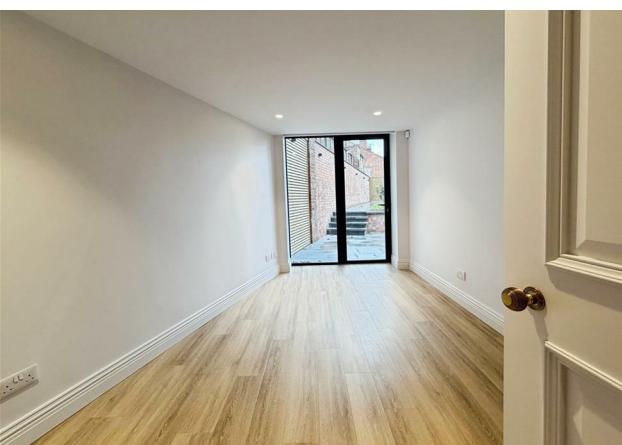
- Three Large Bedrooms: Generously sized for ultimate comfort.
- Principal Bedroom: Includes a luxurious en-suite bathroom.
- Additional Shower Room: Servicing the top floor.

### Exterior Features

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

### 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.
- Karndean 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

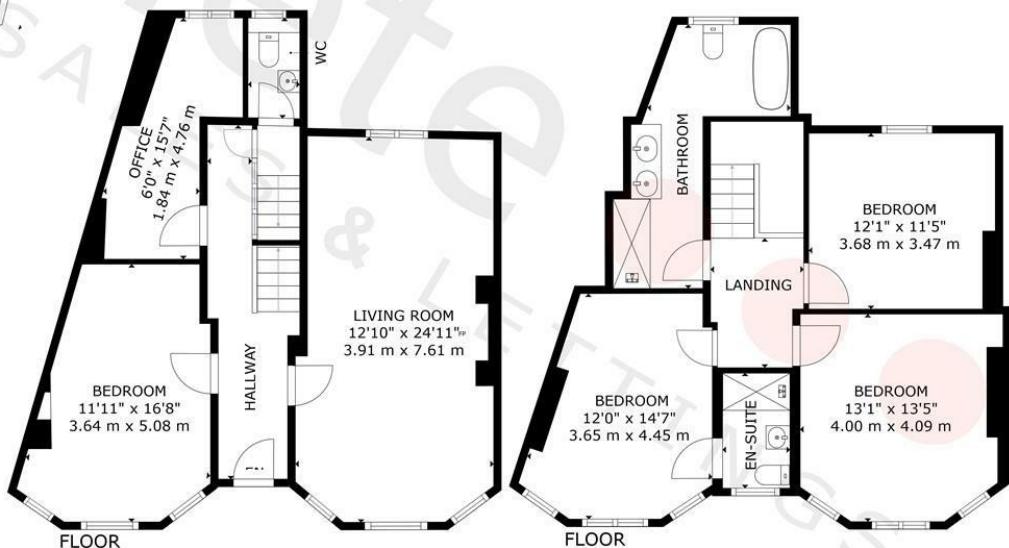
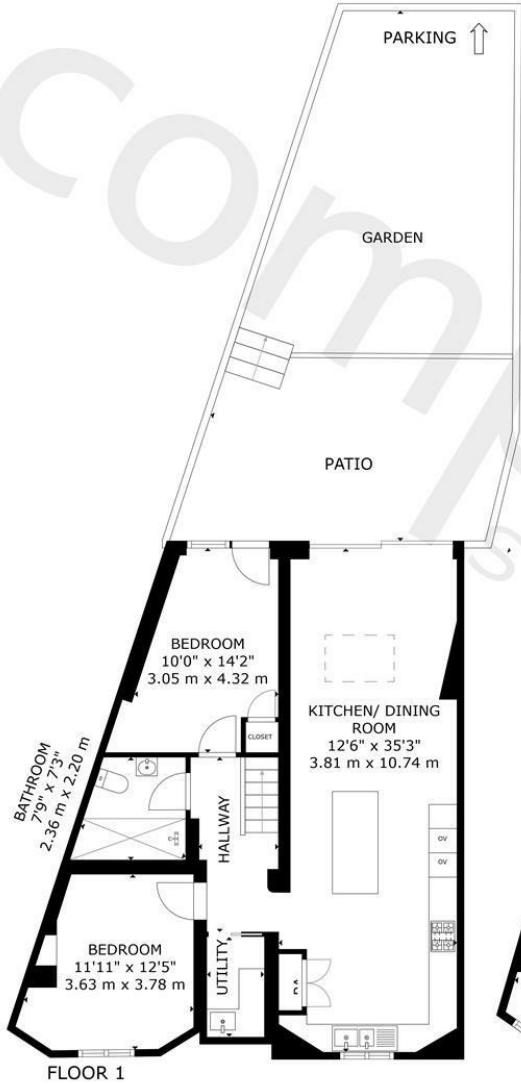
Nestled in a tranquil spot on Church Hill, just west of the town centre with rear access from Woodbine Street, this central Leamington Spa location is in the heart of a tree-lined conservation area. It's within walking distance to the train station and boasts close proximity to Jephson's Gardens on the 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
- Stratford upon Avon: 15.8 km
- Coventry: 17 km, with trains to London Euston from 61 mins.
- Birmingham International Airport: 25.4 km





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GROSS INTERNAL AREA  
FLOOR 1: 896 sq. ft, 83 m<sup>2</sup>, FLOOR 2: 744 sq. ft, 69 m<sup>2</sup>,  
FLOOR 3: 720 sq. ft, 66 m<sup>2</sup>,  
**TOTAL: 2,360 sq. ft, 218 m<sup>2</sup>**  
EXCLUDED AREA: GARDEN: 665 sq. ft, 61 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



• Birmingham City Centre: 45 km

(Distances and times are approximate.)

This is a rare opportunity to live in 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.

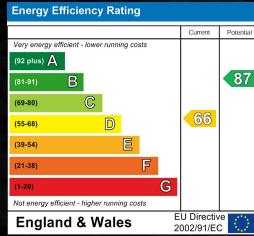


- Grand Victorian Town House
- Prestigious Conservation Area
- Three Reception Rooms
- Three Bathrooms
- Short Walk To The Station, Town & Parks
- Full Refurbishment & Extended
- 5 Bedrooms
- Kitchen Diner
- Utility & WC
- Two Off Road parking Spaces



## CHURCH HILL, LEAMINGTON SPA

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



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