

FOR SALE



Leam Terrace, Leamington Spa
Offers Over £1,300,000


MARTIN&CO

Leam Terrace, Leamington Spa

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- Six bedrooms
- Arranged over four floors
- Spacious living room
- Open plan kitchen dining area
- Glorious rear garden



Dating back to 1836, this distinguished detached period home provides generous and flexible accommodation across four floors. Enjoying a convenient town centre location, the property is further enhanced by beautifully maintained gardens and a secure enclosed car port to the rear.



Built in 1836, this substantial and elegant period residence offers spacious and versatile accommodation arranged over four floors, enjoying an enviable position overlooking the river and adjoining parkland.

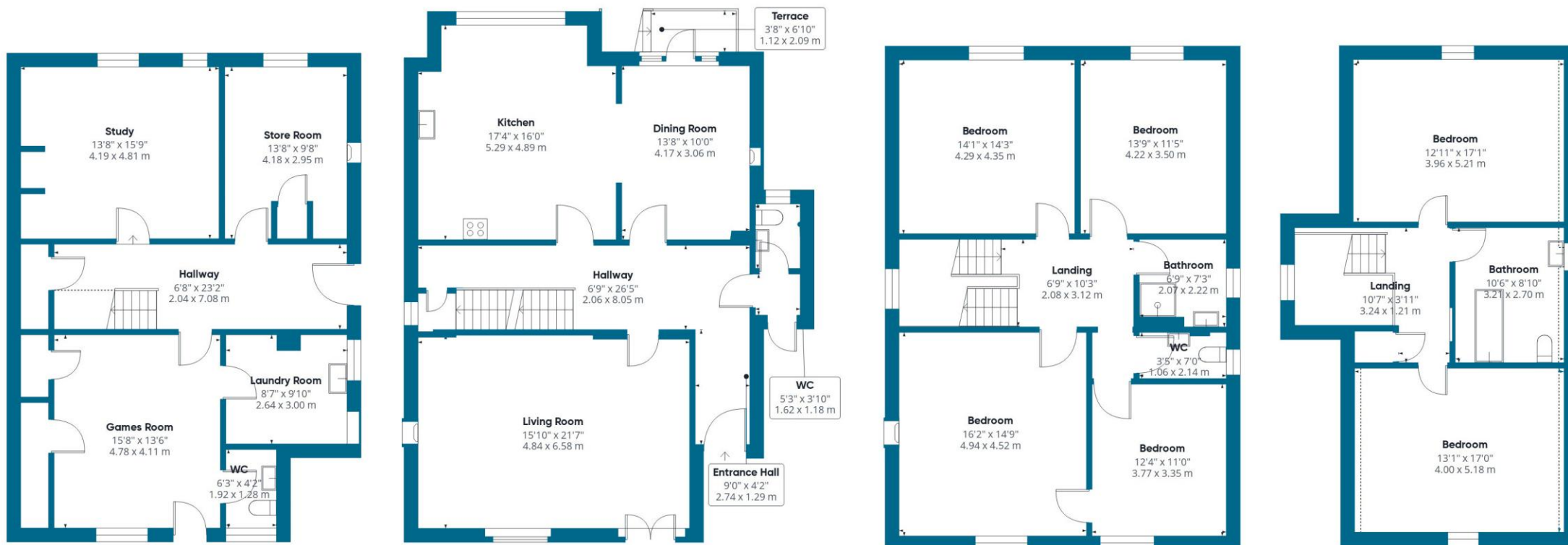
The property owns the attractive garden and driveway immediately to the front, which is laid mainly to lawn and complemented by mature shrubs, trees and well-stocked herbaceous borders. A sweeping semi-circular driveway runs across the front of the terrace, with the property benefiting from private ownership of the section directly in front, whilst access rights are retained for neighbouring properties.

The well proportioned accommodation comprises an entrance porch leading into a welcoming reception hall, an elegant living room featuring a marble fireplace, spacious kitchen with island overlooking the garden, separate dining room with direct access to the garden, inner lobby and cloakroom. To the first floor are four generous double bedrooms, a shower room and separate WC. The second floor provides two further double bedrooms together with a family bathroom.

The lower ground floor offers excellent additional living space, including a spacious games room with adjoining laundry room and cloakroom, a study and a useful store room.

Outside the property is complemented by an enclosed walled rear garden, together with an enclosed single car port. To the rear, the property enjoys delightful open views across the river and surrounding parkland, creating a wonderful sense of space and privacy.





Approximate total area

3332 ft²

309.3 m²



Martin & Co Leamington Spa

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