

# 163 LEAM TERRACE

LEAMINGTON SPA



# VICTORIAN GRANDEUR, PRESTIGIOUS TOWN LOCATION

163 LEAM TERRACE,  
LEAMINGTON SPA,  
CV31 1DF

This handsome, bay-fronted Victorian villa enjoys a truly special setting, backing directly onto peaceful allotments and offering that rare blend of countryside calm with the convenience of town-centre living. Positioned on Leam Terrace, a broad, elegant avenue lined with heritage homes, the property sits among some of Leamington Spa's most desirable Victorian and Georgian residences, making it a particularly sought-after address.





  
HANDLES  
PROPERTY



Inside, the home unfolds with a wonderful sense of character and proportion. A welcoming reception hall leads to a beautifully light living room, where a classic bay window frames the front aspect. There is a separate dining room ideal for entertaining, alongside a generous breakfast kitchen that forms the heart of the home. A useful cellar provides additional storage, while upstairs the principal bedroom enjoys its own bay window, complemented by a bathroom and a separate first-floor W.C.

The living room is especially rich in period detail, featuring ornate plaster corncicing, a striking marble fireplace, and traditional sash windows. Throughout the house, you'll find further charming original features, including panelled doors, exposed floorboards, and deep skirting boards, all adding to the home's authentic Victorian character.



To the rear, a delightful south-east facing walled garden offers a private and tranquil retreat. Backing onto allotments, it enjoys an open, green outlook, with a lawn and patio area perfectly positioned for morning coffee or simply soaking up the sun.



The location is equally appealing. Just a few steps away is the much-loved The New Inn, a true neighbourhood gem, while Mill Street provides a convenient co-working hub nearby. Some of the town's finest green spaces (including Jephson Gardens, Mill Gardens, and Newbold Comyn) are all within easy reach. The town centre, with its elegant Georgian parade, along with the railway station, can be accessed easily on foot or by bicycle, making this home as practical as it is picturesque.





## KEY FEATURES

Handsome *bay-fronted Victorian villa full of character*

Located on Leam Terrace, *a sought-after address*

Set within *a designated conservation area*

Unique *position backing onto peaceful allotments*

Rare *“edge of countryside meets town centre” setting in Leamington Spa*

Elegant *living room with bay window and period features*

Separate *dining room and spacious breakfast kitchen*

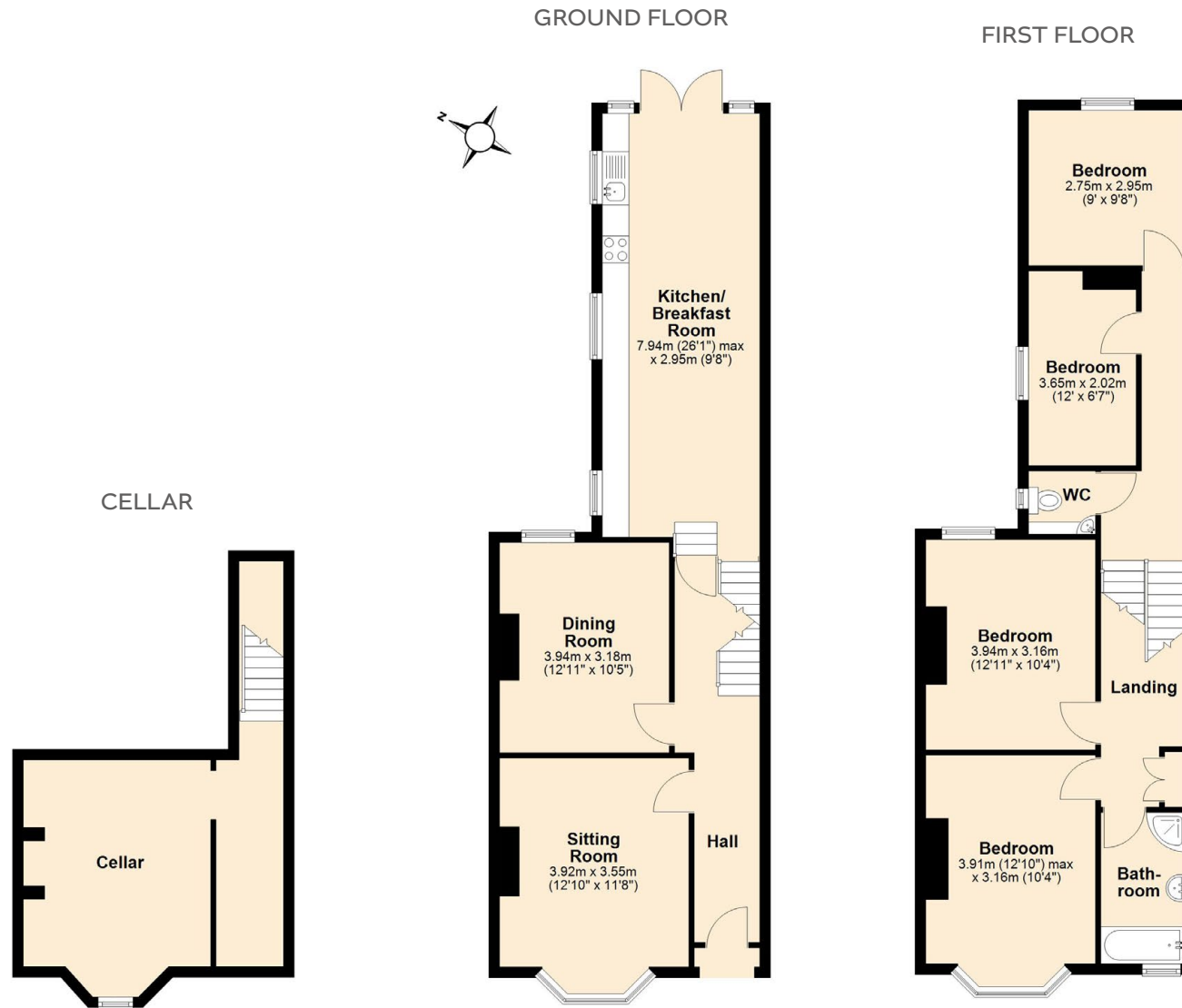
Retains original details *including sash windows and panelled doors*

South-east facing *walled garden with lawn and patio*

Moments *from The New Inn and close to parks, station, and town centre*



# FLOOR PLANS & DIMENSIONS



Total Area: 147.7 sq. metres. (1589.8 sq. feet)

Illustration only and not to scale.

## Handles Property

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Leamington Spa,  
CV32 5HQ

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