

BELVOIR!

Offers Over £600,000



471 Tachbrook Road

, Leamington Spa CV31 3DQ

Nestled in one of South Leamington's most sought-after residential streets, this beautifully presented five-bedroom end-of-terrace home seamlessly blends timeless period character with contemporary family living. Arranged over three spacious floors, the property offers generous accommodation, original features, and versatile living spaces, all complemented by a delightful landscaped garden and private driveway.

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Total Living Area 181.21 square metres / 1,951 square feet

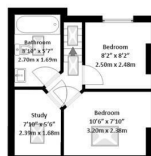
Ground Floor



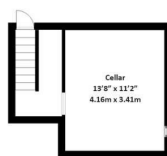
First Floor



Second Floor



Cellar



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ACCOMMODATION

Ground Floor

A welcoming entrance hall sets the tone for this elegant home, leading into an impressive dual-aspect living room via glazed French doors that allow natural light to flow throughout the space. Rich dark wood flooring extends across the ground floor, enhancing the home's warmth and sophistication. The living room is a standout feature, boasting two fireplaces, bespoke fitted bookshelves, a striking front bay window, and additional side windows that create a wonderfully bright and inviting atmosphere.

At the heart of the home lies a beautifully appointed kitchen dining room, thoughtfully designed for both everyday family life and entertaining. Featuring cream shaker-style cabinetry, contrasting dark wood worktops, a gas range cooker, integrated appliances, tiled flooring, and recessed spot lighting, the space combines practicality with style. French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living. The kitchen also provides access to a useful boot room, while a separate utility room and guest WC complete the ground floor accommodation.

First Floor

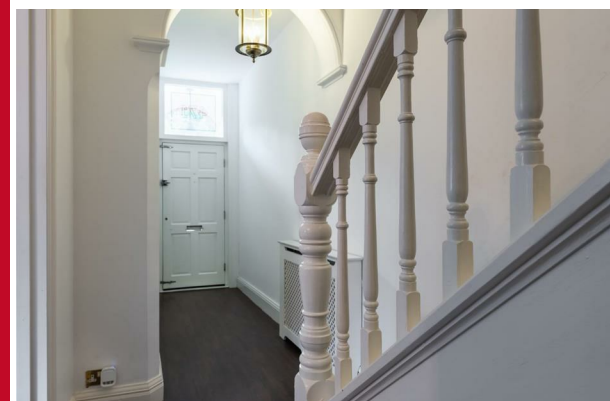
The first floor offers three generously proportioned bedrooms, many retaining charming original features, including Victorian cast-iron fireplaces. The principal bedroom enjoys an attractive bay window and fitted wardrobes that complement the property's period character. A stylish family bathroom serves this floor, finished to a high standard and designed to meet the demands of modern family life.

Second Floor

The top floor provides two further bedrooms together with a dedicated study area, ideal for home working, studying, or creating a peaceful retreat. A spacious bathroom on this level adds further flexibility, making the property particularly well suited to growing families or those seeking multi-generational living arrangements.

Outside

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.