



**5 Bedroom House - Semi-Detached**  
**located on Leicester Street,**  
**Leamington Spa**  
**Offers In The Region Of £1,250,000**

 **UP Estates**



**\*\* OVER 3300 SQ FT Of Elegant Living Accommodation - No Forward Chain - Immaculately Presented, Double Fronted, Late 1800's Family Home - Central Leamington Spa Location - Five Double Bedrooms, Three Reception Rooms, Two Kitchens, Three Bathrooms, Plus WC Utility - Full of Character, Finished with High Spec Modern Refinement Throughout \*\***

A rare opportunity to acquire this exceptional double-fronted family home, originally built in the late 1800s and beautifully reimagined for contemporary living, just moments walk from the heart of Leamington Spa.

Offering in excess of 3,300 sq ft of versatile accommodation, this substantial five double bedroom residence seamlessly blends period character with refined modern finishes throughout. Thoughtfully extended and extensively improved to an exacting standard, the property boasts three elegant reception rooms, two bespoke kitchens, three luxurious bathrooms and a separate WC/utility space, creating an ideal environment for both family living and entertaining.

Behind its striking façade lies a deceptively spacious interior, rich in original charm and complemented by high-specification contemporary design. From the generous proportions and impressive ceiling heights to the carefully curated finishes, every aspect of the home has been designed to offer sophistication, comfort and flexibility in equal measure.

Positioned within a highly sought-after central location, just a short stroll from the town's renowned boutiques, cafés, restaurants and transport links, this distinguished home presents a unique lifestyle opportunity.

Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the scale, quality and prime setting of this remarkable residence.

## Offers In The Region Of

- No Forward Chain
- Spacious & Versatile Family Living
- Five Double Bedrooms
- Three Reception Rooms
- Central Leamington Spa Location
- Three Bathrooms & Utility WC
- Exceptionally Presented Throughout
- Double Fronted Family Home Over 3300 SQ FT





## GROUND FLOOR

Wrought iron gates open onto the entrance of this exceptional family residence, where a welcoming reception hall immediately sets the tone for the accommodation beyond, featuring oak herringbone flooring and access to the beautifully appointed living spaces.

To the left, the impressive drawing room offers generous proportions ideal for both formal entertaining and relaxed family living. A marble-surround gas fireplace creates a refined focal point, while dual-aspect windows flood the room with natural light. A dedicated area also provides the perfect setting for home working or a quiet study space.

The separate sitting room provides an additional layer of versatility, perfectly suited to both relaxed family living and more intimate entertaining. Centred around an attractive feature fireplace, double doors open to create a striking visual flow through to the true heart of the home, an exceptional open-plan kitchen, dining and living space, thoughtfully designed for contemporary family life and effortless socialising.

The bespoke kitchen is beautifully appointed with an extensive range of wall and base cabinetry, granite work surfaces, an inset Belfast sink with spray tap, integrated dishwasher and a five-ring Rangemaster cooker. High ceilings and large windows enhance the sense of space and light throughout.

Flowing seamlessly from the kitchen, the expansive living and dining area is perfectly designed for entertaining and everyday living alike. Solid wood flooring runs throughout, while windows to three aspects and two Velux skylights create an exceptionally bright and airy atmosphere. Full-width bi-folding doors provide effortless indoor-outdoor living during the warmer months, whilst also maximising natural light year-round, complemented by electric blinds for added comfort and privacy.

Discreetly concealed behind a mirrored door, the cleverly designed WC/utility room provides guest facilities alongside practical appliance and laundry space.

Externally, the private rear garden has been thoughtfully landscaped to create a stylish yet low-maintenance outdoor retreat. Enclosed by attractive boundary walls with integrated feature lighting, the space enjoys a wonderful sense of privacy enhanced by mature trees and established planting. Predominantly tiled with decked seating area ideal for entertaining, the garden also benefits from a bespoke bin store, separate garden furniture storage, gated side entrance and a powered shed with lighting, together with useful rear access.



## FIRST FLOOR

Accessed via either the main staircase from the entrance hall or the characterful spiral staircase rising from the dining area, the first floor continues to captivate.

This level hosts four generously proportioned double bedrooms, each beautifully presented and enhanced by high ceilings, period feature fireplaces and an abundance of natural light. The impressive principal bedroom further benefits from a stylish private en-suite shower room and enjoys attractive views across the tree-lined street towards St Paul's Church. There is also a beautifully appointed family bath and shower room serving the remaining bedrooms, complemented by two separate WCs and spacious landing areas that enhance the home's elegant flow and practicality.

## LOFT SPACE

Accessed from the landing via a Skylark electric timber folding ladder, the loft level has been thoughtfully arranged to provide both practical storage and versatile additional space.

This is divided between a secure locked storage area and a fully decorated and floored section, currently utilised as a home office and study space. Skylights to both areas provide excellent natural light, while additional eaves storage further enhances practicality.

## BASEMENT APARTMENT/LIVING

A superb extension to the main residence, this impressive lower ground floor conversion offers exceptional versatility and benefits from both its own private rear entrance and internal access via the dining area.

Thoughtfully designed, the space lends itself perfectly to a variety of uses, whether as a seamless continuation of the main home, self-contained accommodation for multi-generational living, guest quarters, or an attractive Airbnb/income-generating opportunity.

Arranged around a central hallway, the accommodation comprises a spacious living room, shower room, well-appointed kitchen/breakfast room and a generous fifth double bedroom. The entire level benefits from gas central heating, ensuring comfort and practicality throughout.

## Commuting -

The property is ideally situated for the commuter, with the A46 1.5 miles away, providing easy access to the M40 (J15). There is an excellent rail service from Leamington Spa station (15 MINUTE WALK) and Warwick Parkway with trains to London Marylebone, Birmingham, Oxford & Manchester.

The Royal Pump Rooms, Jephson Gardens & The Parade including all of Leamington Spa's best retail & hospitality are all within an easy five minute walk.

This property is perfectly situated for sporting and recreational facilities with Leamington Squash and Tennis Club in Guy's Cliffe Avenue, the Leamington Tennis Court Club in Bedford Street, golf at Stoneleigh and The Warwickshire Golf and Country Club and racing at Warwick and Stratford-upon-Avon.

## Schooling -

There is a fantastic range of state, private and grammar schools in the area to suit most requirements. Stratford-upon-Avon offers local grammar schools, with independent schools including Warwick School, Kings High School for Girls and Warwick Prep in Warwick, The Kingsley School and Arnold Lodge in Leamington Spa, The Croft Prep School near Stratford-upon-Avon and Princethorpe College.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.

We are required under the Estate Agent Act 1979 and Provision of Information Regulations 1991 to make you aware that the client we are acting for on the sale of this property is a Connected Person as defined by that Act.





Leicester Street, Leamington Spa





Total Area: 309.3 m<sup>2</sup> ... 3329 ft<sup>2</sup> (excluding eaves storage)  
 All measurements are approximate and for display purposes only

## CONTACT

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