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Beauchamp Avenue, Leamington Spa

Offers over
£1,000,000



An elegant and characterful period five bedroomed townhouse located in one of Leamington's most highly desirable tree lined avenues. Providing spacious and well proportioned accommodation with scope for further improvement and development.

Briefly Comprising

Recessed canopy porch, elegant entrance hallway, drawing room, living room open plan to dining room, breakfast kitchen with walk-in pantry, utility, ground floor WC. First floor landing, three double bedrooms, master with Jack & Jill en-suite wash and bathroom, separate WC, further family bathroom and bedroom five. Second floor landing, bedroom, studio and walk-in store, extensive basement area. Lawned front and rear garden, garage to rear.

The Property

Is approached via a gravelled pathway, centrally located across the front lawn, being set well back from Beauchamp Avenue with steps rising to a Gothic arched recessed entrance porch with obscure glazed door leading to...

Entrance Hallway

With staircase rising to first floor landing and half stairs leading down to breakfast kitchen to rear, further door to garden.

Drawing Room

13'8" into chimney recess x 16'1" plus bay window (4.17m into chimney recess x 4.90m plus bay window) With feature multi paned bay window to front elevation, coved cornicing, picture rail and feature fireplace surround, fitted base cabinets to chimney

recesses and radiator.

Living Room

13'7" into chimney recess x 15'6" plus bay window (4.14m into chimney recess x 4.72m plus bay window) With sash bay window to front elevation, coved cornicing, picture rail, radiator and display/book shelving to chimney recesses, large opening to...

Dining Room

13'8" into chimney recess x 11'3" (4.17m into chimney recess x 3.43m) With separate access to hallway, multi paned sash window to rear elevation, coved cornicing, picture rail and radiator.

Breakfast Kitchen





14' x 12'8" (4.27m x 3.86m) With a range of base units with inset twin drainer single sink unit, space for gas hob, space for fridge/freezer, eye level wall cupboard, upvc double glazed window to side elevation, double radiator, door to...

Large Walk-In Pantry Cupboard

Being fully shelved with an internal glazed window to the hallway, being a large and useful space.

Utility

14'2" x 7'6" (4.32m x 2.29m) With twin drainer sink unit with base cupboards below, wall mounted boiler, upvc multi paned style double glazed window to rear elevation, radiator, space and plumbing for washing machine, further appliance space, shelves and coat hooks, part glazed door to garden, further door to...

Ground Floor WC

Tiled with low level WC, obscure upvc double glazed window to side elevation.

Basement

Approached via a door under the stairs, with steps leading thereto, providing access to a five chambered cellar, with good head height and windows to some chambers and power and light as fitted. Subject to the necessary consents and permissions, this area offers good potential for further accommodation, subject to the necessary consents and permissions.

First Floor Landing

Approached via a dog-legged staircase with half mezzanine landing to rear giving access to bedroom five and family

bathroom.

Master Bedroom One

13'8" into chimney recess x 16'1" (4.17m into chimney recess x 4.90m) With timber framed sash window to front elevation, coved cornicing, radiator, fitted wardrobes and door to...

Jack & Jill En-Suite Bath & Wash Room

With bath and wash hand basin set into tiled vanity unit with cupboard below, further door linking back to hallway.





Bedroom Two

13'8" into chimney recess x 16'1" (4.17m into chimney recess x 4.90m) With timber framed sash window to front elevation, picture rail and radiator.

Bedroom Three

13'9" x 11'4" (4.19m x 3.45m) With multi paned timber framed sash window to rear elevation, radiator and wash hand basin.

Guest WC

Located off the main first floor landing, with white low level WC and wash hand basin, timber framed window to side elevation.

Bedroom Five

6'11" x 11'2" (2.11m x 3.40m) With upvc multi paned style double glazed window to rear elevation, fitted desk/work bench and radiator.

Family Bathroom

Fitted with a white suite to comprise; wash hand basin, low level WC, bath, radiator, splash back tiling, multi paned timber framed sash window to side elevation and airing cupboard housing insulated hot water cylinder with slatted shelving.

Second Floor Landing

Approached via a winding staircase from the first floor landing, with small under stairs store cupboard to half level, angled ceiling lines restricting head height in part.

Bedroom Four

13'9" max x 16'1" (4.19m max x 4.90m) With Gothic arched window to front elevation, feature angled ceiling lines, open wardrobe with shelf to one chimney recess, radiator.

Studio

13'8" x 12'10" (4.17m x 3.91m) Two velux double glazed roof line windows, fitted work bench, radiator.

Store

With copper water tank and fitted shelving.

Outside Front

To the front of the property is an elegant lawned fore garden providing suitable approach to the property being mainly laid to





lawn and surrounded by a combination of hedging and brick walling with central gravelled rope edged pathway leading to the entrance door with mature plants and bushes.

Outside Rear

To the rear of the property is a well maintained garden principally laid to lawn. The pathway extends down the garden towards the rear where there is gated access to Trinity Street and a brick garage. The rear garden is surrounded by wall with mature herbaceous borders, timber garden stores and a large patio area.

Garage

9'2" x 17'8" (2.79m x 5.38m) With personal door to garden and up and over door to Trinity Street.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

From the agents offices, continue up Clarendon Place and on reaching Clarendon Square, turn right after the green onto

Beauchamp Avenue, cross the Kenilworth Road and continue where the property is located two thirds of the way along on the left hand side easily identified by our agents for sale board.

Beauchamp Avenue

Leamington Spa
CV32 5TB



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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

☎ 01926 881144 🌐 ehbresidential.com



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	
	71		56
45			30
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL