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Beauchamp Avenue, Leamington Spa

Asking price  
£1,295,000



An elegant period spacious semi detached six bedroomed family residence situated in a highly regarded part of north Leamington.

### Briefly Comprising

Arched recess porch, entrance hallway, living room, dining room, study, refitted breakfast kitchen/family room with orangery style roof and double doors to garden, utility, ground floor WC, basement, first floor landing, sitting room, three bedrooms, white fitted bathroom, fitted shower room, second floor landing, three further bedrooms and a bathroom, gas radiator heating, superb landscaped terraced rear garden with brick out building/open summer house, fore garden, no chain.

### The Property

Is approached via a block paved front garden set behind wrought iron railings and gate which leads to an arch to recessed porch which in turn gives access to leaded and stained glazed period entrance door with glazed light over.

### Entrance Hallway

With impressive tall ceilings, coved cornicing, picture rail, radiator set behind cover, tiled floor and broad sweeping dog-legged staircase rising to first floor landing, door to inner hallway.

### Living Room

13'11" into chimney recess x 19'6" into bay (4.24m into chimney recess x 5.94m into bay) With double glazed timber framed bay window to front elevation, feature fireplace surround, wall light points, two radiators set behind covers, timber flooring, coved cornicing, dado rail.

### Dining Room

13'11" into chimney recess x 16'5" (4.24m into chimney recess x 5.00m) With double glazed upvc French doors to garden, coved cornicing, dado rail, impressive book cases with store cupboards to either side of feature fireplace with inset living flame style gas fire, two radiators, deep skirtings, laminate flooring.

### Study

8'11" x 11'5" (2.72m x 3.48m) With window to front elevation, cornicing, dado rail, fireplace surround.

### Inner Hallway

With tiled floor approached via steps. Doors to utility, WC and breakfast kitchen/family room, and part obscure glazed door to garden.





## Breakfast Kitchen/Family Room

Being open plan yet forming two distinctive areas.

## Kitchen Area

14'4" x 11'10" (4.37m x 3.61m) Attractive refitted with a range of wall and base units with complementary working surface over with up stand, splash back tiling, AGA, four point AEG electric hob, double electric oven to side, central island unit, sink drainer with mixer tap, space for tall American fridge/freezer, down lighter points to ceiling, wall mounted radiator, upvc double glazed window to rear elevation, broad sweeping arch through to...

## Breakfast/Family Area

9' x 10'6" into bay (2.74m x 3.20m into bay) With orangery style double glazed roof, double glazed timber French doors and...

matching panels to side leading to garden, further upvc double glazed bay window to rear, continuation of tiled flooring, two column radiators, down lighter points.

## Ground Floor WC

With white low level WC, wall mounted wash hand basin, tongue and groove panelling, tiled floor, down lighter points, obscure double glazed window to side elevation.

## Utility

10'2" x 7'1" (3.10m x 2.16m) With matching wall and base units and working surface over with inset sink drainer unit with space and plumbing for washing machine, spaces for further appliances, splash back tiling, double glazed window to side, tiled floor, radiator, door leading down to...

## Basement

Approached via steps leading down to a lobby area which leads to the main chamber.

## Chamber One

13'10" x 19' including bulk head (4.22m x 5.79m including bulk head) With power, light and radiator and windows to front. Further door to additional chamber.

## Chamber Two

8'9" x 11'2" (2.67m x 3.40m)

## First Floor Landing

With upvc obscure double glazed window to side elevation, radiator set behind cover, staircase rising to second floor, airing cupboard





with hot water cylinder and slatted shelving.

### Sitting Room (Front)

15'8" into chimney recess x 16'5" (4.78m into chimney recess x 5.00m) With bow window to front elevation, coved corning, two radiators set behind covers, feature fireplace surround with inset living flame style gas fire.

### Bedroom One (Rear)

13'11" x 16'11" (4.24m x 5.16m) With coved corning, feature fireplace, original fitted wardrobe to one chimney recess with hanging, radiator set behind cover, upvc multi paned style double glazed window to rear elevation, further radiator and wash hand basin.

### Bedroom Two (Rear)

14'5" x 11'11" (4.39m x 3.63m) With upvc multi paned style double glazed window to rear elevation, corning, two radiators, wash hand basin, dado rail, wall light points.

### Bedroom Three (Front)

12'5" x 11'4" (3.78m x 3.45m) With coved corning, timber framed window with secondary glazed unit behind, two radiators, wash hand basin.

### Bathroom

Fitted with a white suite to comprise; low level WC, corner shower cubicle, bath with period style taps with telephone style shower attachment, wash hand basin set into vanity cupboard, down lighters, wall light point, radiator towel rail, obscure upvc double

glazed window to side elevation.

### Separate Shower Room

Fitted with a shower cubicle, tiled floor.

### Second Floor Landing

With upvc obscure double glazed window to side, coved corning, radiator set behind cover.

### Bedroom Four (Front)

15'11" max x 16'11" (4.85m max x 5.16m) With feature angled ceiling lines, timber framed window to front elevation with secondary glazed unit, feature fireplace surround, wall light points, two radiators.





### Bedroom Five (Rear)

13'4" x 13'8" (4.06m x 4.17m) With feature fireplace surround, timber framed window to rear elevation, double radiator, fitted wardrobes with a variety of hanging and shelving.

### Bedroom Six (Front)

12'1" max x 11'6" including fitted wardrobes (3.68m max x 3.51m including fitted wardrobes) With timber framed window to front elevation with secondary glazed unit, down lighter points, feature fireplace, mirror fronted sliding doors to wardrobes with hanging and shelving, radiator.

### Bathroom

With corner bath, wash hand basin, low level WC, radiator towel rail, velux double glazed roof line window.

### Outside Front

To the front of the property the fore garden is principally laid to block paving set behind wrought iron railings with gate and gravelled edged borders with herbaceous planting, pathway extends to the side of the property with gate to rear garden.

### Outside Rear

The rear garden is principally terraced over three main levels, superbly landscaped paved patio areas with brick edged raised borders and central path leading to the remainder of the garden which is laid to slate chipping and surrounded by borders. The path extends to the side of the property, brick built out building with store cupboard and open covered al-fresco seating area.

### Tenure

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

### Services

All mains services understood to be connected. 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 and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

### Location

From the agents offices in Warwick Street, continue up Clarendon Place onto Clarendon Square, turning right just past the central green, this road becomes Beauchamp Avenue and the property is located a short distance along on the left hand side.

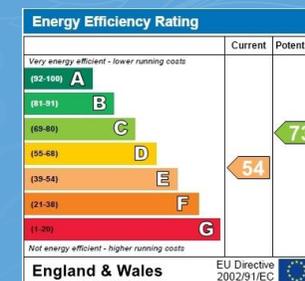
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