



Beauchamp Avenue, Leamington Spa, CV32 5TB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 22nd AUGUST *** An imposing Grade II listed period town house offering spacious and stylish six bedroom family accommodation which really must be viewed to be fully appreciated. Beauchamp Avenue is a broad tree lined avenue and is widely regarded as one of Leamington Spa's finest locations and affords easy access to both The Parade, Kenilworth and the Midlands motorway network. Much of the accommodation retains the original character associated with this period of building, which blend in seamlessly with the elegant alterations that have been made. Briefly comprising; Traditional porch, grand entrance hallway, rear hallway, two principal reception rooms with feature fireplaces, cloakroom, study, superb breakfast kitchen with doors leading to the rear, basement with laundry area, games room with kitchenette and separate bedroom with ensuite. First floor landing: master bedroom with large ensuite bathroom/dressing room, two further double bedrooms, a single bedroom and shower room. Second floor has a large bedroom with ensuite bathroom.

The Property - Is a superb high quality residence set behind railings from Beauchamp Avenue and approached via a lawned front garden. Having been extensively refurbished in 2010, the property won an award from the Leamington Society. The property has been refurbished so that the flexible family accommodation effortlessly blends many character features with a stylish and contemporary touch. Of particular note are the two main reception rooms with tall ceilings and double doors to provide an interconnecting space, a superb breakfast kitchen with bi-fold doors leading to the garden and the converted basement. Viewing highly recommended. Council Tax Band G. Energy Rating D. (NO STUDENTS - NO SHARERS)







Key Features

- AVAILABLE 22nd AUGUST
- Leamington Spa
- 6 Bedrooms, 4 Bathrooms & Guest WC
- Terraced House
- Unfurnished
- Front & Rear Garden, Lower Ground Apartment
- Double Garage & Parking
- Council Tax Band G
- Energy Rating D
- NO STUDENTS OR SHARERS

£3,750 PCM