



15 Leam Terrace
Leamington Spa | CV31 1BB

FINE & COUNTRY

15 LEAM TERRACE



15 Leam Terrace is one of the finest period properties to come to the Royal Leamington Spa market in recent years.

This Elegant & substantial Grade II listed Regency villa built in circa 1834 is exquisite inside and out and offers over 5000 sq ft of living space including five double bedrooms, three reception rooms, three bathrooms, home office and carriage house converted into garage and gym with stunning gardens the property occupies a plot of a quarter of an acre.

KEY FEATURES

Ground Floor

Entering the ground floor of this amazing home you immediately feel the quality of the refurbishment, a grand hallway leads to an impressive kitchen dining room elevated with glass to give you full views of the wonderful garden.

To the front of the ground floor looking out to the stunning garden you have a good-sized formal drawing room and adjoining sitting room.

To the rear of the ground floor is a further family room and w/c, the light the property provides is impressive from top to bottom.













SELLER INSIGHT

“ We fell in love with this house as soon as we stepped inside,” say the current owners of this fantastic home at 15 Leam Terrace, in the desirable Leam Terrace conservation area. “Of course, we knew we would love it, having already fallen for the beautiful Georgian exterior. For over a year, we had been looking for a home from that period which also had large gardens, plentiful parking and garage space – a rarity in Leamington! – and this property offered all of those things and more.”

Since moving in, the owners have made various improvements to the property. “We completely renovated the Coach House,” they say, “and replaced all the bathrooms in the house, as well as redecorating throughout. The first changes we made were to the grounds however, laying a path to the front door, which we had always wanted. With the help of a professional landscape designer, we have created two distinct gardens: one more formal, fully planted garden to the front to honour the grand style of the house and shelter us from the road, and another more relaxed enclosed space to the rear complete with water feature.”

The location of the property is superb, too. “Leam Terrace is one of the prettiest roads in Leamington,” say the owners, “with the additional benefit of being within walking distance of all the town has to offer. We are just a 6 minute walk from the train station, with shops and restaurants also close by. Wonderful walks with the dog are often finished off with a coffee in the park just 2 minutes from the house. With easy access to the A45 and M40 motorways, the property is convenient for London and Birmingham, too.”

“We will miss everything about the property, from the beautiful walled garden to the charming character of the house itself.”

“We have greatly enjoyed being able to walk into town, having rarely had need of a car during our time here.”

“We love the sociable kitchen, where we can all congregate as a family, while the main bathroom is a real sanctuary.”

“This is the perfect property for entertaining, having been host to countless family gatherings and wonderful Christmases. There is plenty of space for everyone to gather in the family room or drawing room, or to enjoy alone time in separate rooms.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Lower Ground floor

From stairs in the kitchen dining room you are given access to further flexible living space including a garden room looking out to the water feature and terrace in the rear garden, a generous laundry room and to the front of the lower ground floor a further good sized home office and sun.

First floor

Stairs rise to the first floor where you will find a spacious landing area giving access to the main bedroom which is serviced by a wonderful refurbished bathroom incorporating separate bath, double shower and his and hers sinks.

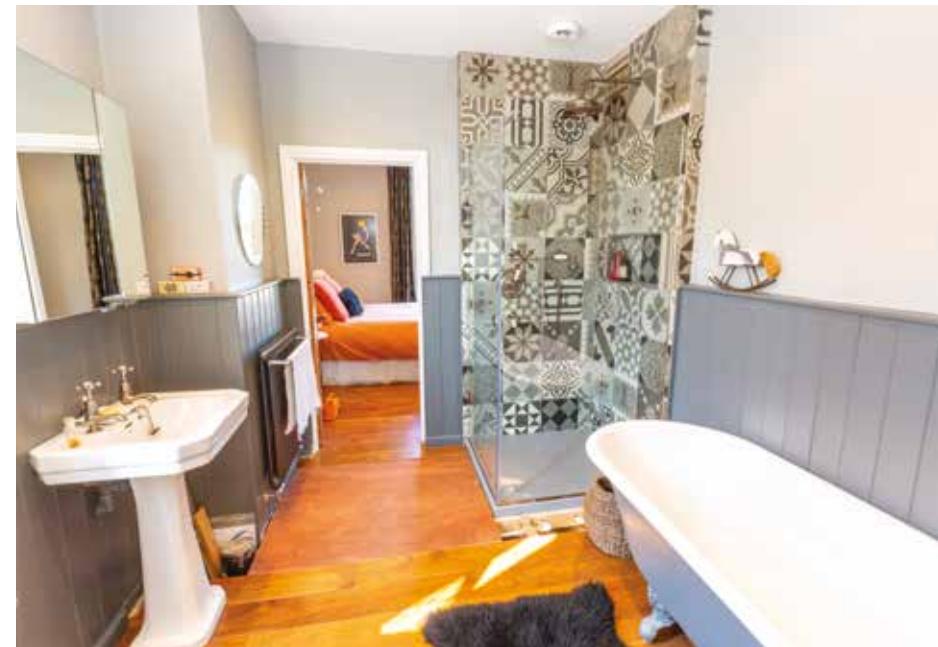
Bedrooms two and three are both double and share a jack and jill bathroom incorporating double shower cubicle, roll top bath, sink and toilet.

Second Floor

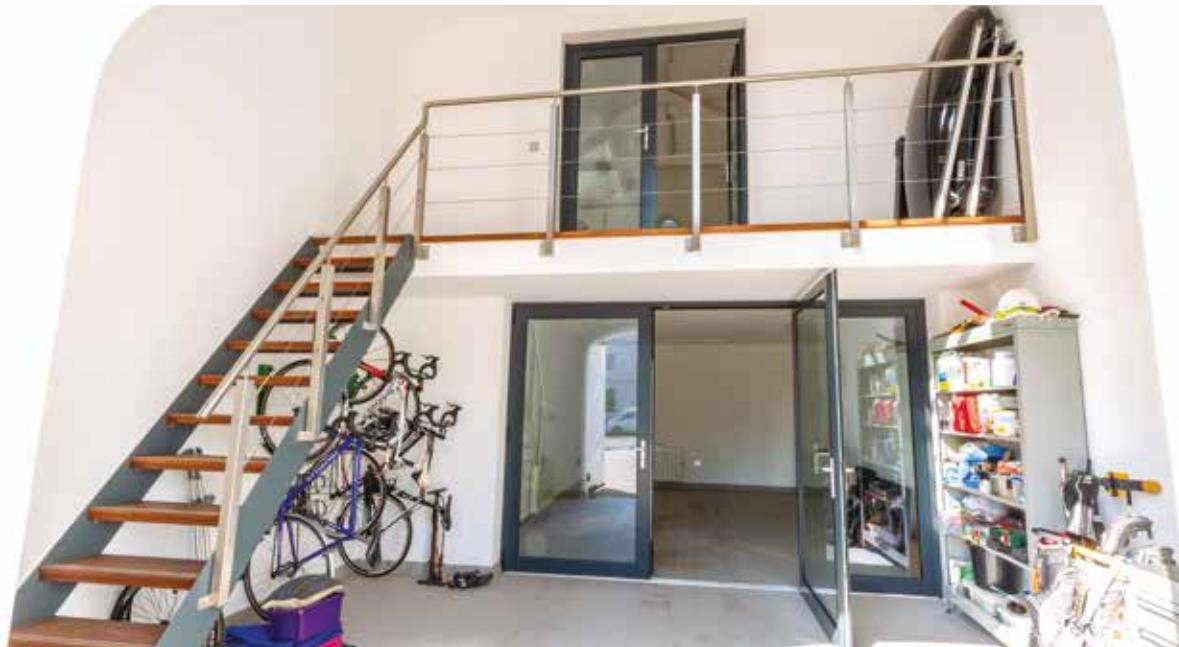
The second floor provides a further two double bedrooms and a stunning spacious bathroom again incorporating double shower cubicle, roll top bath, sink and toilet.







KEY FEATURES



Outside

The gardens of this property are very special and to the front a landscaped garden is the perfect backdrop to the stunning façade of this beautiful property. There is secure parking for several vehicles behind electric gates and a converted coach house offering secure parking for a classic car or extra storage space whilst on a mezzanine there is a gym / home office area.

To the rear complementing the amazing architecture is a well-established garden with pretty borders, lawn and wonderful water feature with tiered terrace, the perfect place to relax and entertain family and friends.





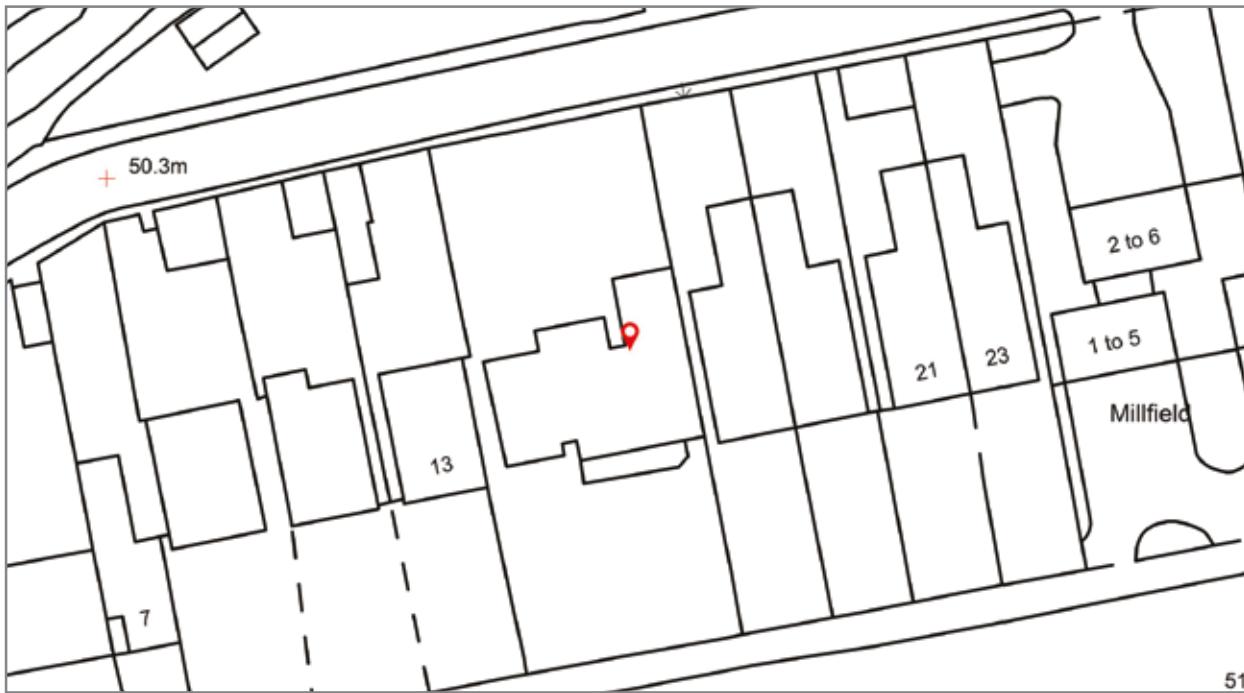




LOCATION

Leam Terrace is one of Leamington's most desirable addresses. Renowned for its Victorian painted stucco villas and beautiful regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. Situated within walking distance of the Parade Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only $\frac{1}{2}$ an hour away. In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named neighbouring County town Warwick the best place to live in the UK, so the area is becoming highly desirable and sort after. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London.





INFORMATION

Services

Mains Gas, Electricity, water & drainage

Tenure

Freehold

Local Authority

Warwick District Council.

Council Tax band E

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday

9.00 am–5.30 pm

Saturday

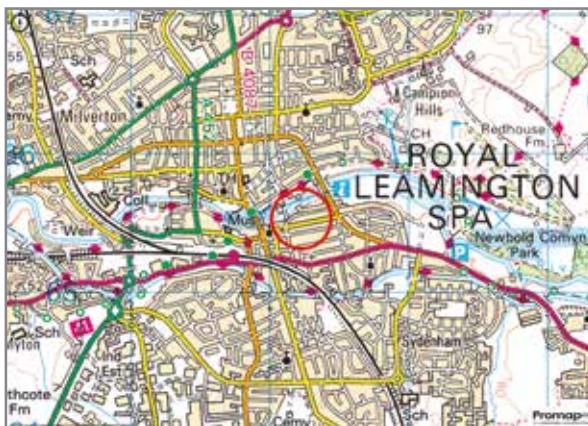
9.00 am–4.30 pm

Sunday

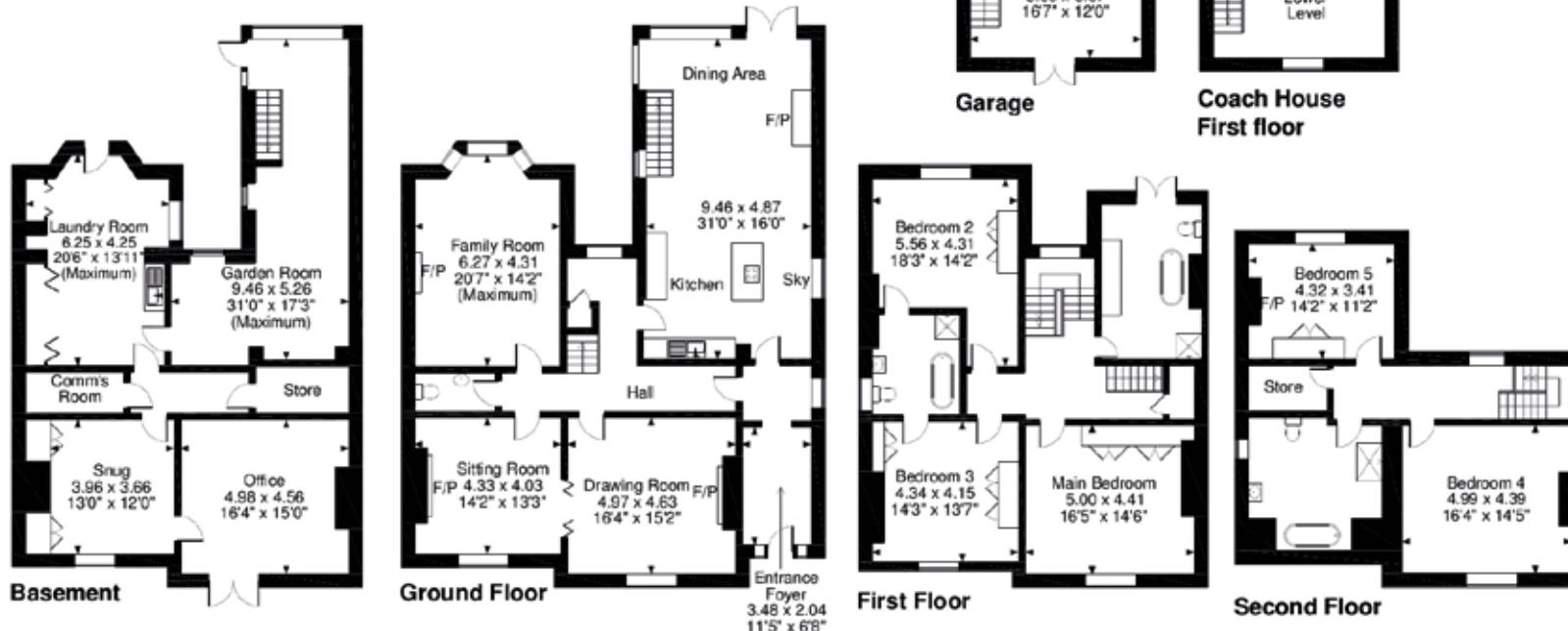
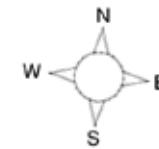
By appointment only

Directions

From our office on the Parade head south past the Pump Rooms and over the river Leam. Turn left onto Priory Terrace and then onto Leam Terrace, where the property can be found on the left hand side of the road.



Leam Terrace, Leamington Spa
Approximate Gross Internal Area
Main House = 4676 Sq Ft/434 Sq M
Coach House & Garage = 699 Sq Ft/65 Sq M
Total = 5375 Sq Ft/499 Sq M



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THE FINE & COUNTRY
FOUNDATION

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