



49 Beauchamp Avenue Leamington

£3,250 PCM

EHB Residential are delighted to offer this most elegant and beautifully presented Grade II Listed period townhouse, situated in this highly regarded prestigious location benefiting from thoughtfully laid out and stylishly presented six bedrooomed accommodation over four levels, including double garage to rear. The property is available 1st February 2019 on an Unfurnished basis and viewing is essential to appreciate the position, size and quality of this beautiful family home. EPC Rating D - (Fees Apply)

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Briefly Comprising: Traditional porch, grand entrance hallway, rear hallway, two principal reception rooms, cloakroom, study, superb breakfast kitchen, basement with laundry area, games room with kitchenette and separate bedroom with en-suite. First floor landing, master bedroom with large en-suite bathroom/dressing room, two further double bedrooms and a single bedroom and shower room, second floor bedroom with en-suite, lawned front and lawned and patiod rear gardens and garage.

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.

The Property Is approached via a gated path from Beauchamp Avenue, with pathway leading to steps to portico to front, part glazed entrance door leads to...

Grand Entrance Hallway With coved corning, dado rail, strip timber flooring, staircase rising to first floor landing and steps leading to rear hallway.

Sitting Room (Front) 5.16m into chimney recess x 4.67m(16'11" into chimney recess x 15'4") With tall portrait sash window to front elevation, coved corning, ceiling rose, dado rail, feature fireplace surround, exposed timber flooring, double doors leading to...

Dining Room 4.57m into chimney recess x 4.24m(15' into chimney recess x 13'11") With ceiling rose, coved corning, picture rail, feature fireplace, exposed timber flooring, tall portrait sash window to rear, part multi paned glazed door to steps leading to the garden.

Rear Hallway With slate tiled floor, door to...

Cloakroom With wall hung WC and contemporary wash hand basin into vanity unit, splash back tiling.

Study 2.64m into chimney recess x 3.00m(8'8" into chimney recess x 9'10") With multi paned sash window to side elevation, shelving to chimney recesses, wooden flooring, fitted shelved cupboard.

Breakfast Kitchen 3.68m x 7.01m(12'1" x 23') Open plan and yet forming two distinctive areas with a range of grey painted shaker style base cupboards with working surface over with upstands, underslung one and a half bowl sink unit with mixer tap, further Quooker hot tap point, concealed dishwasher, double Britannia stainless steel fronted oven, Miele five point gas hob with feature filter hood over, eye level wall cupboards, curved end cupboards to run of units dividing kitchen from the breakfast area, fitted dresser style unit housing tall refrigerator and separate freezer, continuation of slate flooring, down lighter points, multi paned sash window to side elevation. Breakfast area with continuation of tiled flooring, further multi paned sash window to side, three velux roof line windows and concertina bi-fold doors to flush patio area to rear.

Basement Approached via a door from the rear hallway with steps leading down to the lobby but also benefiting from its own external entrance, hallway area with utility area off with shelving, cupboards and space and plumbing for washing machine, extractor, door to...

Plant Room Containing water cylinder and ground source heat pump, power and light as fitted.

Games room with Kitchenette 5.05m into chimney recess x 4.57m(16'7" into chimney recess x 15') With part glazed multi paned door to front approached via steps leading down to light well and timber framed sash window to front, down lighter points to kitchenette area with a range of base and wall units in shaker style, with gas hob and stainless steel fronted oven, with square sink drainer unit, concealed refrigerator with freezer box, under pelmet light and filter hood, door to...

Bedroom Six 4.14m reducing to 2.39m x 4.24m reducing to 2.11m(13'7" reducing to 7'10" x 13'11" reducing to 6'11") With down lighter points to ceiling, continuation of wooden flooring, timber framed double glazed sash window to light well to rear, door to...

En-Suite Bathroom Fitted with a low level WC, bath with wall mounted shower and control, wash hand basin set onto vanity unit, full splash back tiling, down lighter points to ceiling, tiled floor.

First Floor Landing Split into two levels with mezzanine rear landing and main landing to front, window to light well, linen cupboard with slatted shelving.

Master Bedroom 3.58m into chimney recess x 4.67m(11'9" into chimney recess x 15'4") With sash window to front elevation, coved corning, picture rail, ceiling rose, feature fireplace and surround, exposed timber flooring, door to...

En-Suite Bathroom/Dressing Room Fitted with a comprehensive suite to include contemporary roll topped slipper bath with filler and shower attachment, low level WC, his and hers sinks set into vanity units and separate shower cubicle, feature fireplace, down lighter points to ceiling, coved corning, dado rail, sash window to rear elevation, period style radiator, comprehensive range of wardrobes providing a variety of hanging and shelved areas.

Bedroom Four (Front) 3.05m into chimney recess x 3.53m(10' into chimney recess x 11'7") With sash window to front elevation, coved corning, ceiling rose, dado rail, feature fireplace and surround, exposed timber flooring.

Rear Mezzanine Landing

Bedroom Three (Rear) 3.71m x 4.19m including fitted wardrobes(12'2" x 13'9" including fitted wardrobes) With two timber framed sash windows, exposed timber flooring and fitted wardrobe with hanging and shelving.

Bedroom Five (Side) 2.67m x 2.95m max(8'9" x 9'8" max) With sash window to side elevation.

Family Shower Room Fitted with a contemporary suite to comprise; wall hung low level WC, shower cubicle area, contemporary wash hand basin with vanity unit below, splash back tiling, timber framed window to side, radiator towel rail, timber flooring.

Bedroom Two 6.78m including staircase x 4.47m reducing to 2.62m(22'3" including staircase x 14'8" reducing to 8'7") Approached via a door from the landing rising to second floor. With feature angled ceiling lines restricting head height in part, timber framed dormer sash window to rear, doors to useful eaves storage, down lighter points to ceiling, door to...

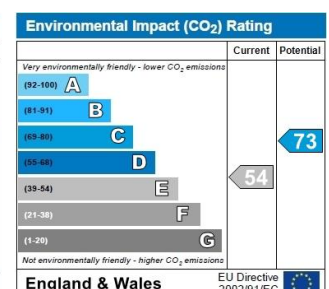
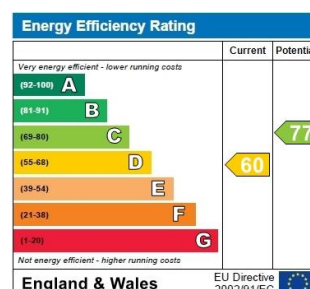
En-Suite Bathroom Fitted with a contemporary wash hand basin, wall hung low level WC, bath with wall mounted shower over, splash back tiling, feature semi angled ceiling lines, velux window to rear elevation and tiled floor.

Outside (Front) The front garden is principally laid to lawn, set behind wrought iron railings with gate leading over a pathway to the front of the property.

Outside (Rear) The rear garden is principally surrounded by brick walling with a flush slate paved patio to the rear of the property with curved wall feature. The main garden is principally laid to lawn with blue brick pathway leading to rear gate to Trinity Street, door to double garage.

Double Garage 5.79m x 5.49m(19' x 18') Accessed from Trinity Street, with twin electric roller doors.

Location From the agents offices, continue up Clarendon Place, passing the square on the right, turn immediately right into Clarendon Square which becomes Beauchamp Avenue. Cross over the Kenilworth Road and pass the turn to Arlington Avenue on your left where the property is located shortly thereafter on the left hand side.



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