

STEPHEN PARRY

& COMPANY



68 Binswood Avenue, Royal Leamington Spa, CV32 5RY

A renovated and beautifully presented Grade II listed 8 bedroom detached house of 4,316 sq ft built in 1889 with a south facing rear garden, garage and off road parking.

Distances

Royal Leamington Spa 0.2 miles (trains to Birmingham and London Marylebone)
Warwick 3 miles
Warwick Parkway 4 miles (trains to London Marylebone from 69 minutes)
Kenilworth 5 miles
Coventry 10 miles
Rugby 16 miles
Solihull 22 miles
B'ham International Airport 26 miles
Birmingham 28 miles
(Times and distances approximate)

Accommodation

Reception hall • Drawing room • Dining room • Snug • Garden Room • Breakfast room • Kitchen • Utility room • Cloakroom • First floor landing • 5 Bedrooms • Principal bathroom • Second floor mezzanine with additional bedroom and bathroom • Second floor landing • 2 Further bedrooms and bathroom • Basement • Driveway and garage • South facing rear garden

Location

68 Binswood Avenue is located in one of Leamington Spa's most sought after locations. The property is ideally located for walking into Leamington Spa's town centre that has excellent shops and restaurants for which Leamington Spa is noted. In the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam and throughout the town there is evidence of its Regency and Georgian heritage.

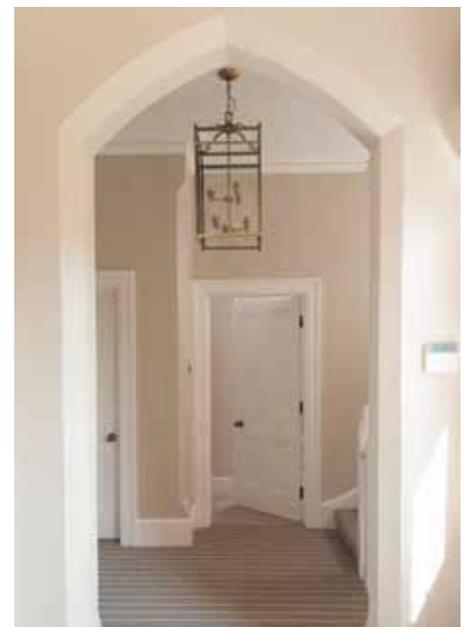
There is an excellent range of state, private and grammar schools in the area to suit most requirements including grammar schools at Stratford upon Avon and Alcester, Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon.



Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to the M40 (J15). There is an excellent rail service from Leamington Spa station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The property is well located for sporting and recreational facilities with the Leamington Tennis Court Club in Bedford Street, golf is at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.



The Property

A renovated and beautifully presented Grade II listed 8 bedroom detached house built in 1889 situated in a fabulous town centre location with a south face rear garden, garage and off road parking. The property offers versatile and flexible family accommodation over 4 floors and retain many period features to include sash windows, period fireplaces, original restored floor boards, torus skirting boards, decorative ceiling coving and cornicing that is combined with a modern contemporary feel with a contemporary modern kitchen, utility room, cloakroom and bathroom. The current owner acquired 68 Binswood Avenue in 2013 and has renovated and refurbished the property to a high standard.

The front porch opens to a traditional hallway with original restored

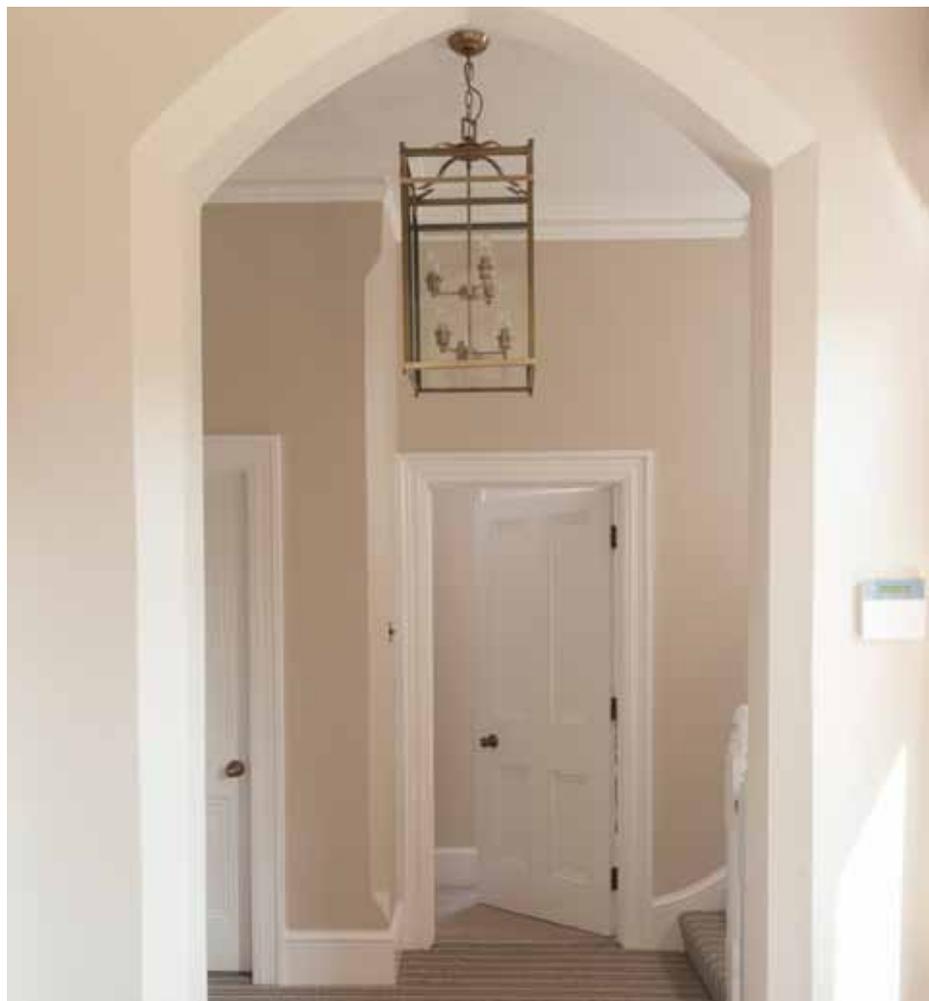
floorboards and doors to the drawing and dining rooms. Exposed floorboards continue into the dining room, where there is a fireplace with marble surround and bay windows that overlook Binswood Avenue.

The drawing room, with windows to the front and rear, is another super room and the fireplace has a marble surround. The hallway continues to the rear of the home, and the kitchen, breakfast room, study and conservatory. A bespoke handmade Harvey Jones kitchen has been fitted with a good range of wall and floor units, granite worktops, range, and American style fridge/freezer with plumbing for water and ice. There is plumbing for a dishwasher. The centre island has a hardwood butchers block top and there is a walk in pantry. On the floor antique travertine tiles flow through from the kitchen to the breakfast room

where there is a feature fireplace with gas point. A door from the back of the breakfast room leads to the utility area, where there is plumbing for a washer and dryer. A door leads out to the side of the property. In this area the floor is sandstone tile, which continues into the separate cloakroom and conservatory. A stained glass door from the bottom of the hall leads into the study where there are exposed floorboards, and a beautiful fireplace with marble surround and slate hearth. Handmade bookshelves and cupboards have been built on either side of the fireplace. French doors open to the stunning conservatory with its sandstone tile floor and windows overlooking the delightful gardens. Further French doors open onto the extensive patios and gardens beyond. The cellar has two good size rooms and a wine store with eight chambers. It is dry and has good height to the ceilings.



The staircase from the reception hall leads to the mezzanine floor, the first floor landing and the second floor landing. On the mezzanine is a bedroom and bathroom. The bedroom has an attractive fireplace and window to the rear. The bathroom, with tiled floor, has a bath, separate shower, washbasin and wc. On the first floor are three further bedrooms and a smaller room. The master bedroom, with its fireplace and windows to the front and side is a big light room. A door opens to a walk in dressing room, with a range of built in furniture. The two further larger bedrooms both have fireplaces. The second floor mezzanine has provides access to another bedroom and bathroom and the second floor landing provides access to 2 further bedrooms and a contemporary refitted bathroom with bath, wash hand basin and wc.











Gardens and Grounds

The front garden was landscaped in 2013 and has cast iron railings and electric pedestrian gate and vehicular gates to a stone pathway and driveway, with a lawned garden and low hedging and to the side of the property is a single garage. The rear garden is walled, south facing, and measures some sixty by sixty feet. The garden has mature borders, a lawn and a patio, ideal for 'al fresco' dining. At the back of the garden is a restored brick storage shed. There is access to the rear of the garage.

Tenure

The property is Freehold.

Services

Mains electricity, gas, water and drainage are connected to the property.

EER Rating

NA

Council Tax Band

F

Local Authority

Warwick District Council
+44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on 01926 883311.

Directions

From our office proceed up Binswood Avenue and cross over the Kenilworth Road and continue up Binswood Avenue and 68 Binswood Avenue will be located on the right.

STEPHEN PARRY
& COMPANY

1 Binswood Street,
Royal Leamington Spa,
Warwickshire, CV32 5RW
T: +44 (0)1926 883 311
www.stephenparry.co.uk

Stephen Parry & Company and the vendors of the property give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.