

# STEPHEN PARRY

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## & COMPANY



7 Binswood Avenue, Royal Leamington Spa, CV32 5SE

**A 4 bedroom Grade II listed 4 storey Regency town house dating back to circa 1832 benefiting from a 2 storey coach house and situated in one of Royal Leamington Spa's most prestigious tree lined avenues.**

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## 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  
Birmingham International  
Airport 26 miles  
Birmingham 28 miles  
(Times and distances  
approximate)

## Accommodation

### Ground floor:

Reception hall • Study •  
Bedroom 4 with en suite •

### Lower ground floor:

Inner hallway • Storage cupboard  
• Dining room • Kitchen •  
Utility •

### First floor:

First floor landing • Cloakroom •  
Drawing room • Bedroom 2 •

### Second floor:

Second floor landing •  
Bedroom 1 with en suite •  
Bedroom 3 • Family bathroom •  
Fore patio garden with stores •  
Rear garden •  
2 storey Coach house

## Location

7 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**

7 Binswood Avenue is arranged over four floors and has a handsome rendered front façade. The property retains many period features to include high ceilings, coved ceilings, wrought iron

balcony, period fireplaces, sash windows, architraving, oak floor boards and Torus skirting boards.

The accommodation comprises;

Carved front door to

#### Ground floor:

Reception hall with multi pane glass door to the rear garden, shallow tred carved stair case to first and second floors, staircase to the lower ground floor and four panel doors to the study/dining room and bedroom 4. Study/Dining Room With sash window overlooking the front elevation, open fireplace, dado rail and Torus skirting boards.

Bedroom 4

With sash window overlooking the rear elevation, wash hand

basin, door to en suite with shower cubicle, and wc.

#### Lower ground floor:

Inner Hallway With door to entrance vestibule that provides access to the front patio garden and store, access to a storage cupboard and the dining room.

Dining Room

Sash window overlooking the front elevation, with ceramic tiled floor, fireplace and access to the kitchen.

Kitchen

With sash window overlooking the rear elevation, a range of matching wall and base units with granite work surfaces, fitted appliance to include hob, oven, dish washer and ceramic tile floor. Utility Room



With space and plumbing for washing machine.

First floor:

First Floor Landing Sash window overlooking rear elevation, staircase to second floor landing and doors to cloakroom, drawing room and bedroom 2.

Cloakroom

Window overlooking rear elevation, wash hand basin and wc.

Drawing Room

Two sash windows overlooking the front elevation with access onto the balcony, fireplace with gas coal effect fire, torus skirting boards and exposed floor boards.

Bedroom 2

With feature fireplace and sash window overlooking the rear elevation.

Second floor:

Second Floor Landing

With doors to the storage cupboard, bedroom 1, bedroom 3 and bathroom.

Bedroom 1

With sash window overlooking the front elevation, and en suite with sash window overlooking the front elevation, shower cubicle with fitted shower, wash hand basin, wc and tiled floor.

Bedroom 2

With window overlooking the

rear elevation and fitted wardrobes.

Bathroom

Matching suite comprising wash hand basin, wc, shower cubicle with shower, roll edge bath and towel rail.

Fore patio garden with stores.

Rear Garden

With patio, raised flower and shrub borders, pedestrian access onto Lillington Avenue and to the coach house.

2 Storey Coach House

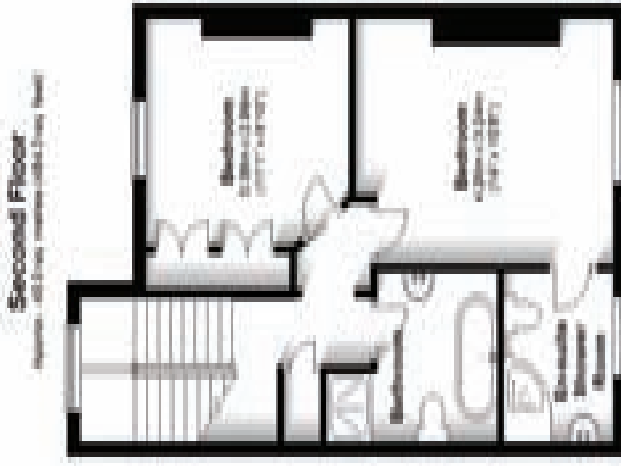
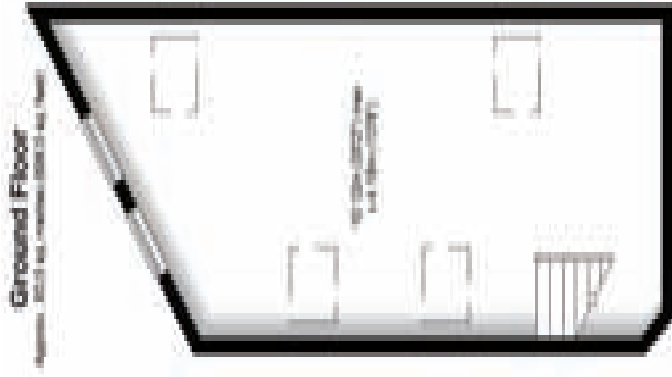
Comprising of a garage on the ground floor and an office on the first floor.







7 Binswood Avenue,  
 Royal Leamington Spa,  
 CV32 5SE





### **Tenure**

The property is Freehold.

### **EER Rating**

N/A

### **Services**

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

### **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 +44 (0) 1926 883311

### **Directions**

From our office proceed up Binswood Avenue and 7 Binswood Avenue will be located on the left.

**STEPHEN PARRY**  
& COMPANY

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