

Leam Terrace, Leamington Spa, CV31

Offers Over £700,000

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About the Property

Winkworth Leamington Spa are delighted to present an attractive three-bedroom semi-detached family home on highly regarded Leam Terrace, combining characterful accommodation with a truly special garden setting.

Extending to approximately 1,677 sq ft including attic storage, the property offers two separate reception rooms, a dining area, a beautifully appointed kitchen with underfloor heating, and a versatile ground-floor office or occasional fourth bedroom.

Mature front and rear gardens provide wonderful privacy, while a gate at the bottom of the garden opens directly onto Crabtree Meadow and the adjoining Welches Meadow.

Material Information

Floor Area: Approx. 1,677 sq ft incl. attic storage
Local Authority: Warwick District Council
Tenure / Council Tax / Services: To be verified

The Finer Details

Set behind mature planting, the entrance hall leads to an inviting front sitting room with bay window and wood-burning stove. A central dining area connects the living spaces, while the rear reception room enjoys garden views and glazed doors opening outside.

The kitchen combines Shaker-style cabinetry, solid wood worktops, a Belfast-style sink and breakfast bar, with underfloor heating adding everyday comfort. A separate utility room and ground-floor WC offer practicality.

An additional bay-fronted room serves as a home office and could also be used as an occasional bedroom or playroom. Upstairs are three bedrooms, including a principal bedroom with walk-in wardrobe, a family bathroom and a separate WC.

Two substantial attic storage areas provide valuable extra space. The house offers scope to investigate future extension or reconfiguration, subject to the necessary permissions and approvals.

Flexible family accommodation with distinctive character and room to grow.









About the Area

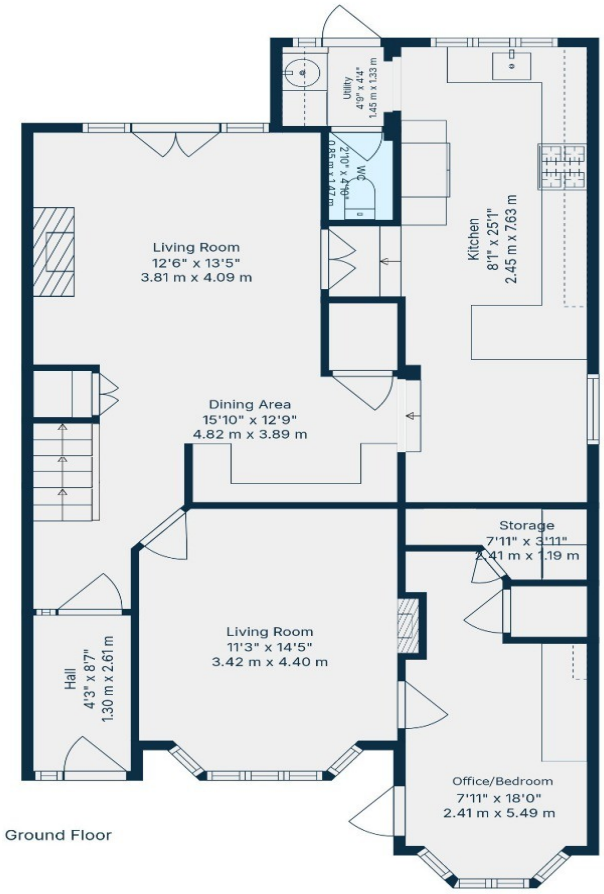
Leam Terrace enjoys an attractive position within comfortable reach of Royal Leamington Spa town centre, with its independent shops, restaurants, cafés and cultural attractions. Jephson Gardens, the Royal Pump Rooms and the town's riverside walks are all nearby.

The property's greatest outdoor advantage is direct gated access from the rear garden onto Crabtree Meadow and the adjoining Welches Meadow, offering immediate access to grassland, wildlife and peaceful walks along the River Leam.

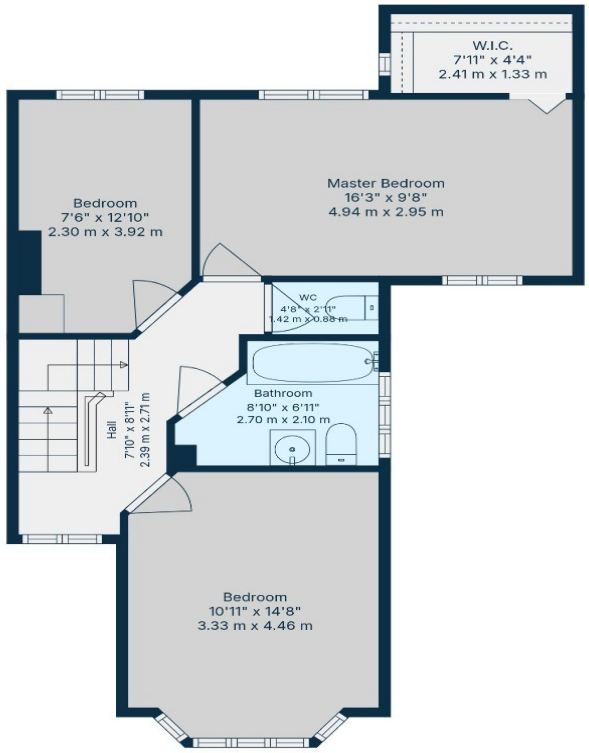
Leamington Spa offers a choice of state and independent schools, together with extensive leisure facilities and transport links. The railway station provides services towards Birmingham and London Marylebone, while the M40 connects the area with the wider Midlands and South East.



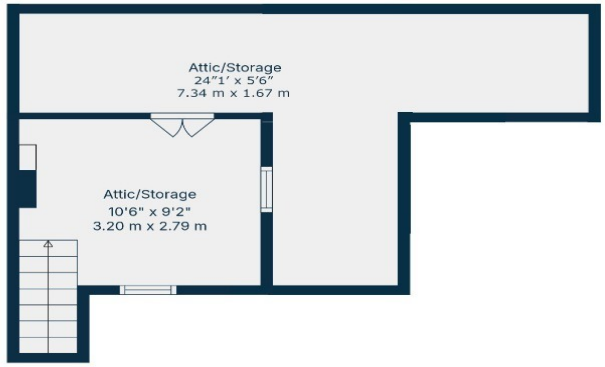
Floorplan



Ground Floor



1st Floor



2nd Floor

Total: 1677 sq. Ft, 156 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

Approx. 1,677 sq ft (156 sq m) including attic storage. Measurements are approximate and not to scale.

Winkworth Leamington Spa

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