

Leam Terrace, Leamington Spa, Warwickshire, CV31 1BB
Guide Price £1,100,000

Winkworth

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About the Property

Arbor Villa is an elegant five-bedroom semi-detached period townhouse on Leam Terrace, combining beautifully retained character with thoughtfully updated accommodation. Tall sash windows, decorative cornicing and feature fireplaces sit alongside two generous reception rooms and an impressive extended kitchen/dining/family room with roof glazing and bi-fold doors to the garden.

The upper floors provide five bedrooms, including a second-floor principal bedroom with fitted storage and an en-suite shower room. An updated family bathroom and separate shower room serve the remaining bedrooms, while a ground-floor cloakroom and substantial cellar add practicality.

Outside, the landscaped rear garden features a generous entertaining terrace, central lawn, established planting and mature wisteria. A side courtyard and rear parking complete the property, which is well placed for Leamington Spa's town centre and riverside gardens.

Material Information:
Council Tax: Band E
Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available
(Checked on Ofcom Oct 26)
Mobile Coverage: Good/Variable Coverage
(Checked on Ofcom Oct 26)
Heating: Gas Central Heating
Tenure: Freehold

The Finer Details

Arbor Villa is a beautifully presented five-bedroom semi-detached period townhouse on Leam Terrace, within easy reach of Leamington Spa's town centre and riverside gardens. Arranged over three floors with a substantial cellar, the house pairs tall sash windows, decorative cornicing and period fireplaces with an extended kitchen and a landscaped rear garden.

A patterned tiled approach behind iron railings leads to a welcoming hallway with wood flooring, decorative arches and a traditional staircase. The principal reception room features a large bay window with fitted shutters, a fireplace and built-in shelving. A second reception room offers space for sitting or formal dining, with tall glazed doors opening onto steps down to the side courtyard.

The extended kitchen, dining and family room is a particular highlight. Sloping roof glazing and a full-height window draw in natural light, while wide bi-fold doors open onto the garden terrace. Deep green cabinetry is paired with pale worktops and brass-toned handles, with two built-in AEG ovens and a walk-in larder. There is ample room for a dining table and a seating area, with a separate door to the side courtyard and a cloakroom nearby.

Four bedrooms occupy the first floor and its rear split-level section, including a generous bay-fronted bedroom, a double with an en-suite shower room and a fifth bedroom currently used as a study. The family bathroom has a freestanding bath and a separate walk-in shower. The top-floor principal suite features dormer windows, fitted wardrobes, eaves storage and an en-suite shower room. The cellar provides useful storage and is currently used in part as an exercise area.

Outside, a paved terrace with a decorative tiled inset leads to a lawn bordered by established planting and brick walls. Portuguese laurels provide year-round greenery, while mature wisteria and Virginia creeper bring seasonal colour to the rear elevation. Parking is situated beyond the garden, with a right of way across this area benefiting a neighbouring property.









About the Area

Leam Terrace is an established residential address within easy reach of Royal Leamington Spa's town centre, with its independent shops, cafés and restaurants. Nearby Mill Gardens and Jephson Gardens offer riverside walks along the River Leam, while Newbold Comyn provides further green space for recreation. The Royal Pump Rooms and historic Warwick are also within easy reach.

Local schools include Clapham Terrace Community Primary School (0.3 miles), St Peter's Catholic Primary School (0.4 miles) and Campion School (0.9 miles). Independent options include The Kingsley School (0.7 miles) and Arnold Lodge School (0.8 miles). Admissions and catchment arrangements should be checked directly.

Leamington Spa railway station is approximately 0.3 miles away and offers direct services to London Marylebone and Birmingham. The A46 and M40 provide regional road links, and Birmingham Airport is around 18 miles by road from Leamington Spa. School and station distances are approximate and measured in a straight line from the property's postcode.



Floorplan



Total: 2654 sq. Ft, 248 m2

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

Winkworth Leamington Spa

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