



21 Binswood Avenue
Leamington Spa | Warwickshire | CV32 5SE

FINE & COUNTRY

STEP INSIDE

21 Binswood Avenue

A beautiful, detached town house, located in one of Leamington Spa's most favoured tree lined locations, within easy walking distance of the town centre with its excellent selection of shopping, restaurants, and gardens. This property provides spacious accommodation arranged over four floors plus a cellar offering ample storage space.

Ground floor

The ground floor offers high ceilings, mouldings, and high skirtings throughout. There is a generous sized drawing room to the front and a sitting room facing the garden, both with immaculate original fireplaces. The sitting room has a large library with built in cupboards. The kitchen is found to the rear, facing on to the garden. It is light and airy offering a central island, ample wall and base units with built in appliances.

Lower ground floor

The cellar offers a huge amount of additional storage space but does not offer further accommodation currently.

First Floor

There is a good-sized double room found on this floor.

Second Floor

The spacious master bedroom is found on the second floor and has floor to ceiling wardrobes with full length sliding doors, and its own hidden en-suite bathroom. The third bedroom is on this floor which the current owners use as an office.

Third Floor

Stairs rise to the top floor which offers two further bedrooms and two additional storage spaces.

Outside

The pretty walled garden is all patio, has a pond at the rear and can be accessed from the kitchen or side entrance. There is access from the garden to Lillington Road.















LOCATION

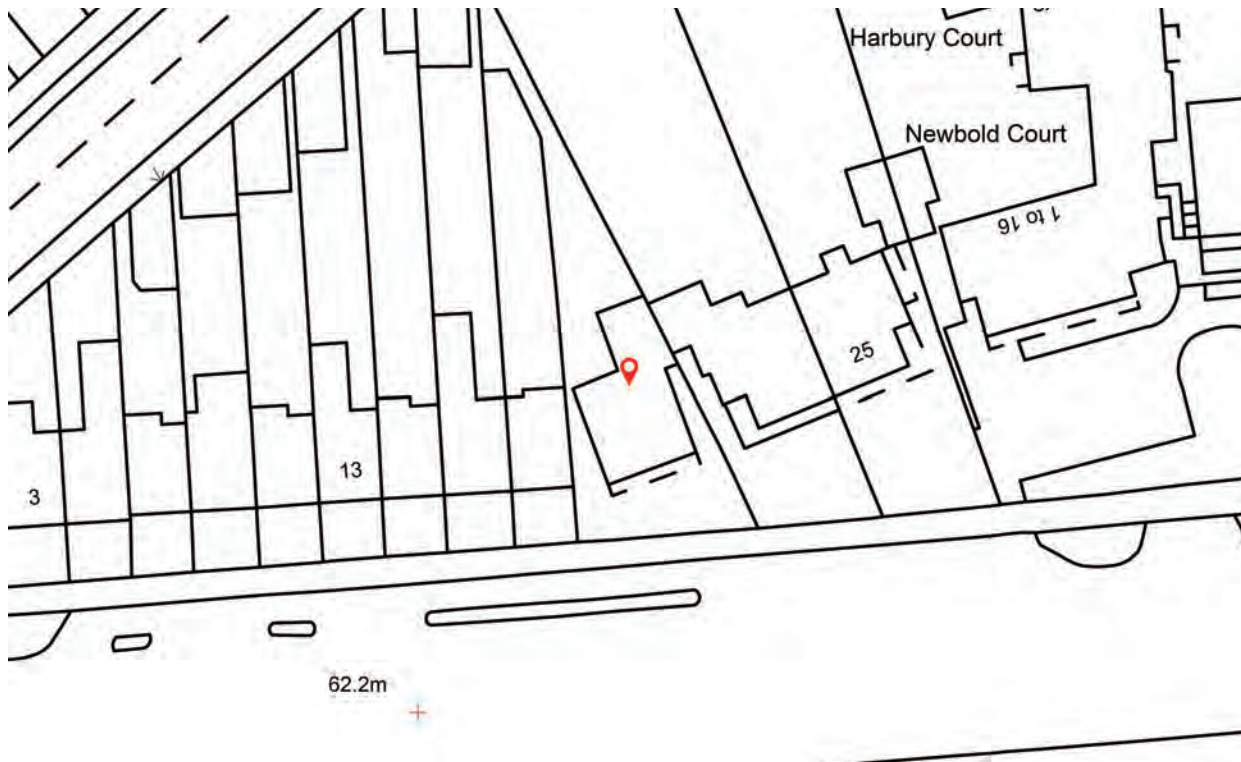
In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside.

After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.





INFORMATION

21 Binswood Avenue

Services

Connected to all mains gas, water, drainage and electricity

Tenure

Freehold

Local Authority

Warwick District Council

Notes

The property is located in a controlled parking zone and a conservation area.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday

9.00 am - 5.30 pm.

Saturday

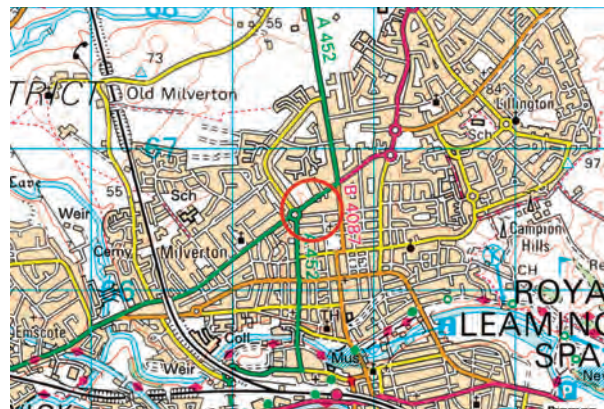
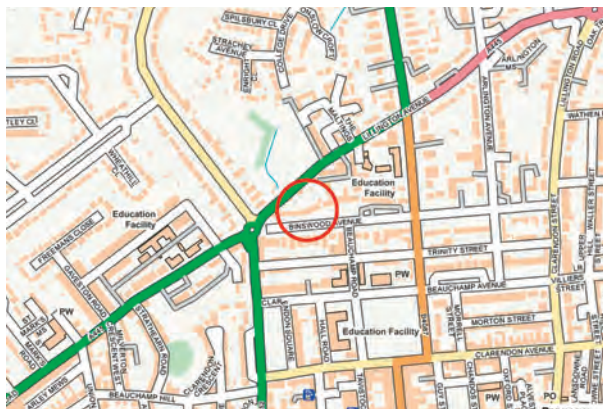
9.00 am - 4.30 pm.

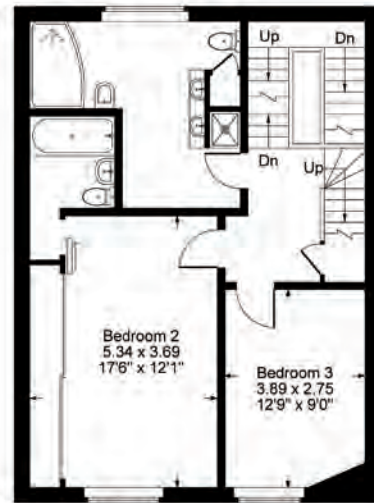
Sunday

By appointment only

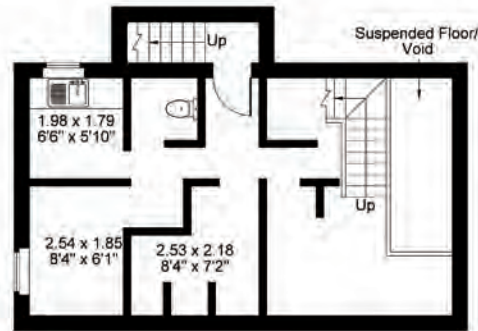
Directions

Heading North on Kenilworth Road, turn left on to Binswood Avenue. Follow the road towards the end and the property is situated on your right hand side.

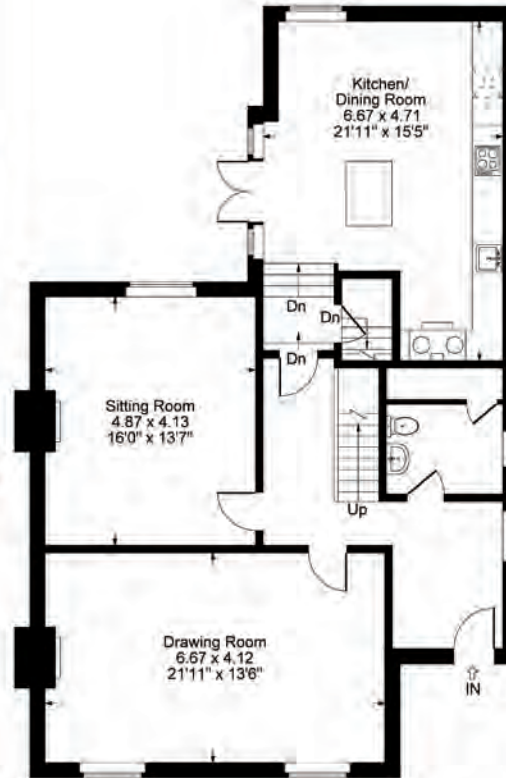




Second Floor



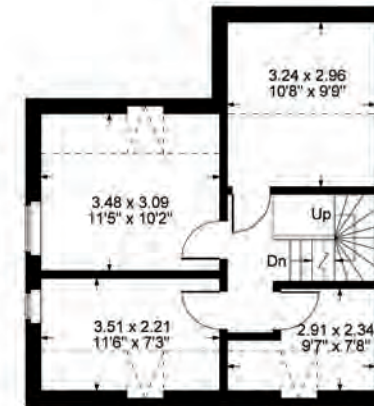
Cellar/Lower Ground Floor



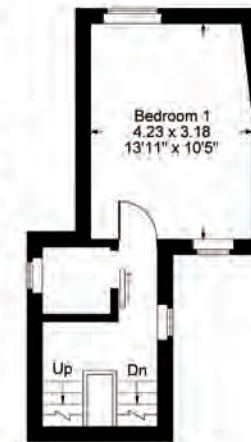
Ground Floor

Approximate Gross Internal Area = 264.46 sq m / 2847 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Third Floor



First Floor

EPC Exempt



NICOLA MOORE

BRANCH PARTNER



JAMES PRATT

ASSOCIATE ESTATE AGENT

follow Fine & Country Leamington Spa on



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