



Arbor Villa, Leam Terrace, Leamington Spa, CV31 1BB

**PRESTIGE**  
NEWMAN SALES & LETTINGS

# Arbor Villa, Leam Terrace

## Leamington Spa

# Offers In Excess Of £850,000

### Arbor Villa

Stunning Georgian Villa positioned in one of the most prestigious roads in the UK's happiest place to live, Leamington Spa, the tree lined Leam Terrace.

The property has been lovingly renovated and extended by local developers BOWEN BOWEN. They are a Design lead company who specialise in sympathetically restoring large period property into modern aspirational homes. There has been no expense spared on its multiple improvements and retention of period features. You have to inspect the property to appreciate its true grandeur.

### Property;

The ground floor offers two reception rooms; both of which boast corning and working fireplaces, the front room being flooded with light from the bay window and the rear reception room offering French doors onto the garden. A newly fitted modern kitchen offers all the functionality and features expected in a 21st Century luxury home encompassed within a bespoke aesthetic. High specification Smeg & Neff appliances are built in and newly fitted tri-fold doors onto the patio, ideal for al-fresco dining.

The first floor benefits from four bedrooms, one of which is an en-suite, plus a luxury four piece family bathroom. To the second floor is the master suite with built in wardrobes and an en-suite. Externally there is an enclosed rear south facing garden and driveway including off road parking for two cars.

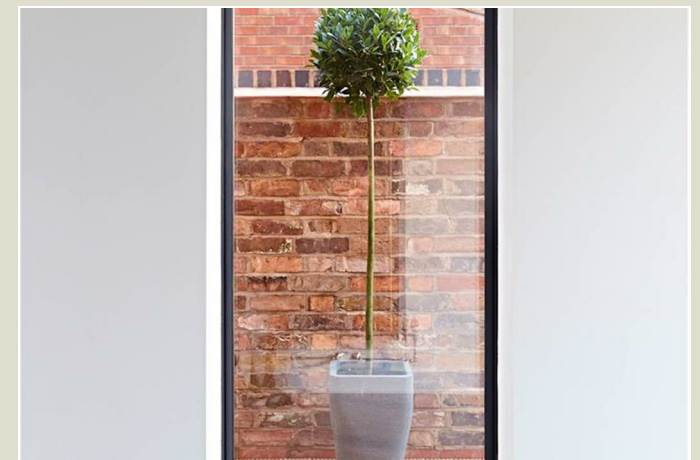
### Local Amenities;

Leam Terrace is enviably positioned within very close proximity to Leamington Spa's town centre with its High Street Stores, Boutique Independent Shops, Bars, Cafe's and Restaurants. Arbor Villa is also within a short stroll to Jephson Gardens, awarded the best public Park in Great Britain.

### Transport Links;

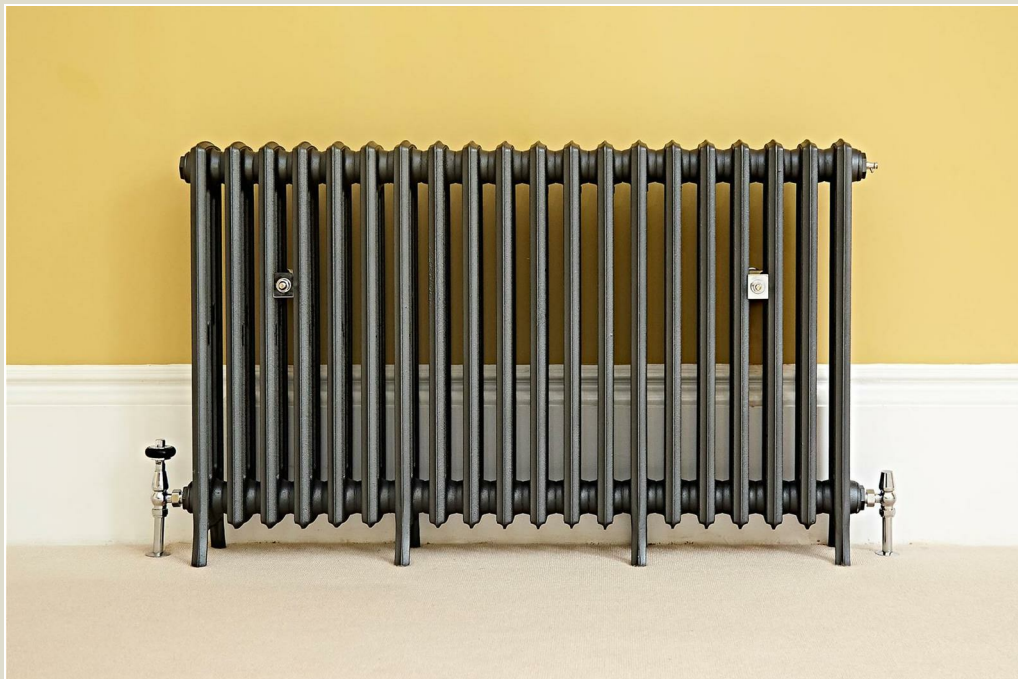
Leamington Spa Train Station offers direct trains to London Marylebone is as little as 1hour 15minutes, making this an ideal family home within commuting distance to the capital City. Several Birmingham stops as well as the convenient M40 motorway network are also within easy reach.

- Georgian Villa
- Semi- Detached
- Town Centre
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Original Period Features
- Modern Kitchen and Bathrooms
- Close to Leamington Train Station
- Off Road Parking
- EPC Rating D







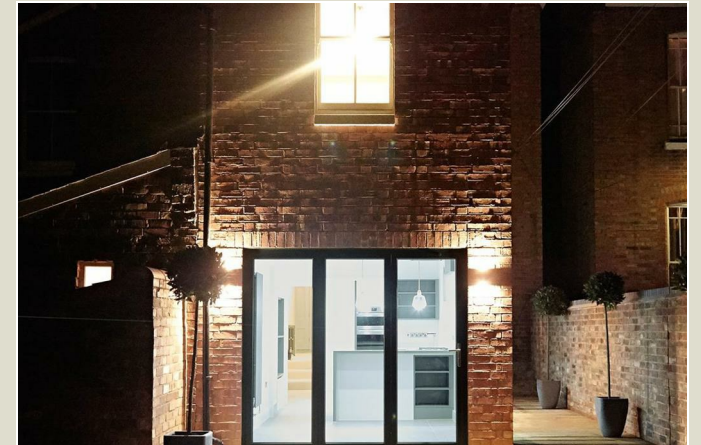




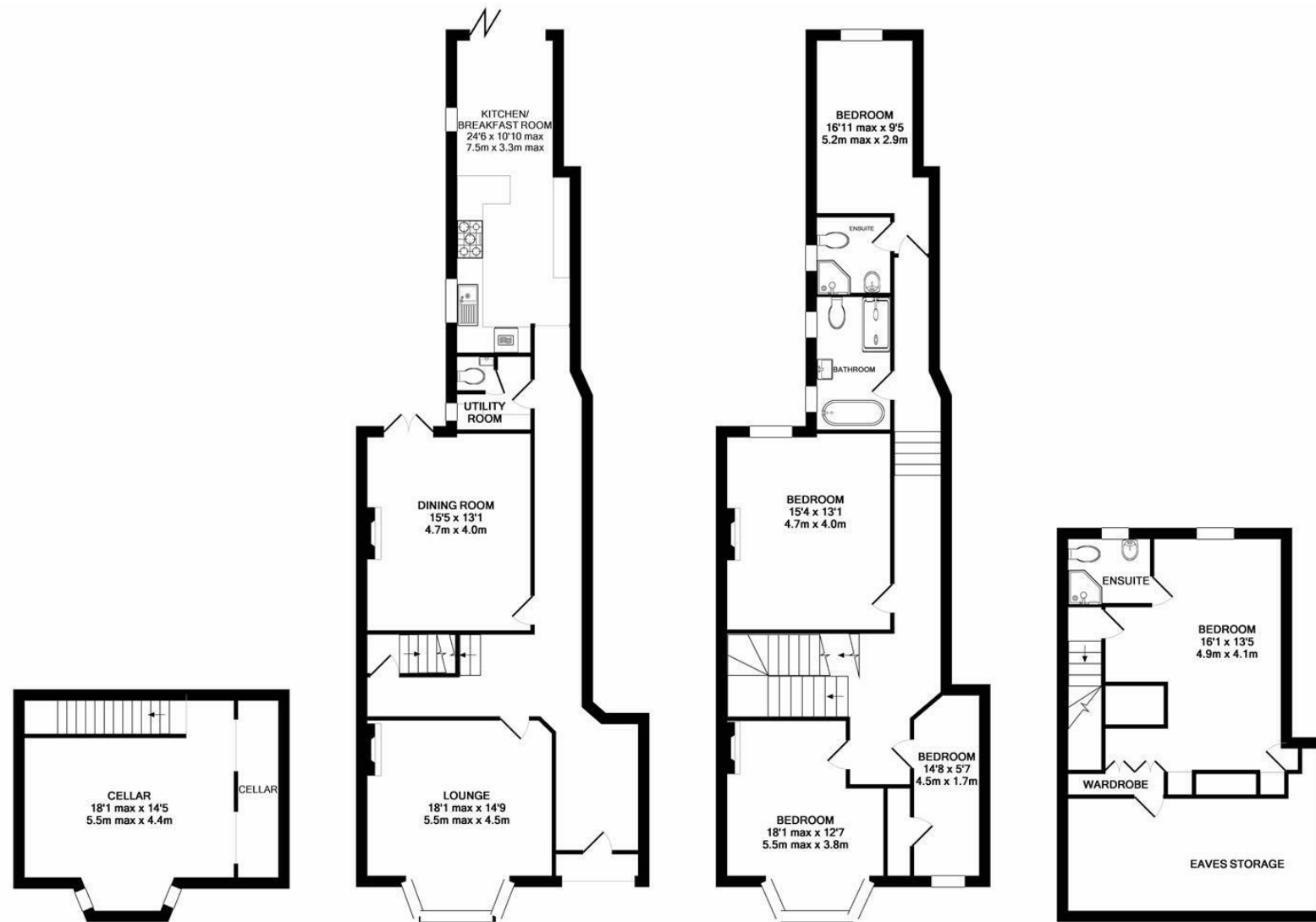












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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