

# 3 BEAUCHAMP HILL

## LEAMINGTON SPA





# WITHIN A STUNNING GRADE II LISTED GEORGIAN VILLA

**3 BEAUCHAMP HILL,  
LEAMINGTON SPA  
CV32 5LR**

Beauchamp Hill is truly a splendid apartment, offering a rare combination of refined period elegance and effortless modern comfort. Set within a handsome Grade II listed Georgian villa, No. 3 occupies a significant portion of the ground floor, benefiting from generous room sizes, high Regency ceilings, and an abundance of natural light that pours through its tall sash windows.

Beauchamp Hill itself is one of Leamington's most sought-after addresses—an enclave known only to those who appreciate tranquillity, architectural beauty, and exceptional convenience. Quietly tucked away, the location provides a peaceful retreat while placing the town centre, the Railway Station, artisan cafés, boutique shops, and Leamington's celebrated parks just a leisurely stroll or cycle away.











The moment you step inside, the apartment distinguishes itself with a breathtaking reception hall that sets a tone of grandeur and sophistication. Every room continues this theme, each impressive in both scale and presentation. The property carries a cohesive design aesthetic—an elegant, timeless style that is rarely found and immediately appealing.

At approximately 1,560 sq ft, the apartment is superbly proportioned. The dining kitchen is fitted

with sleek shaker-style cabinetry topped with quality quartz surfaces, creating a calm and contemporary space to cook and gather. The drawing room is a showpiece—beautifully sized, with classical detailing and a serene outlook. The master bedroom suite is equally noteworthy, featuring a charming bay window overlooking the communal gardens and a well-appointed en-suite. Thoughtful practicality has been woven throughout, including an entire

wall of built-in storage that provides outstanding functionality without compromising aesthetics. Adding exceptional value, the property includes not one but two modern garages—one with an electric door—along with further off-street parking. This rare combination of elegance, space, setting, and convenience makes No. 3 Beauchamp House an undeniably desirable home.

# ONE OF LEAMINGTON'S MOST SOUGHT-AFTER ADDRESSES



*Grand ground-floor apartment within  
a stunning Grade II listed Georgian villa*

*Highly desirable and peaceful Beauchamp Hill  
location, moments from central Leamington Spa*

*Striking reception hall offering  
an impressive first impression*

*Beautifully proportioned 1,560 sq ft of  
living space with high Regency ceilings*

*Elegant drawing room with generous  
dimensions and classical detailing*

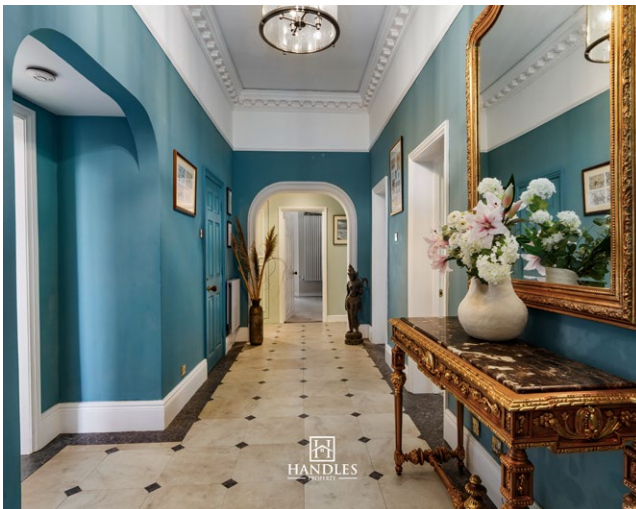
*Stylish dining kitchen with shaker cabinetry  
and quartz worktops*

*Master bedroom suite with bay window  
overlooking communal gardens*

*Cohesive and refined interior  
aesthetic throughout*

*Extensive built-in storage providing  
exceptional practicality*

*Two private garages,  
plus ample off-street parking*

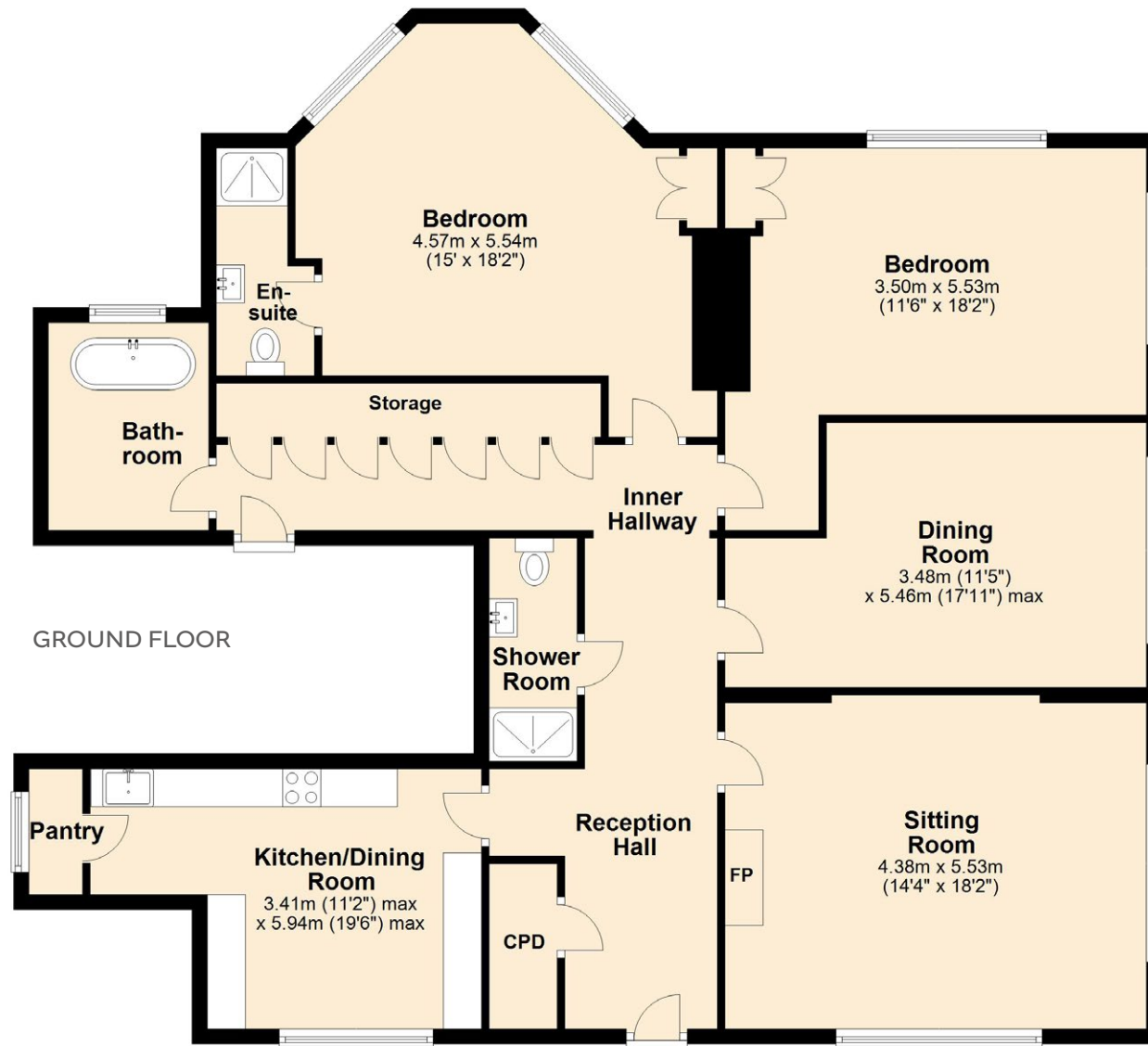








# FLOOR PLANS & DIMENSIONS



Total area approx: 145.2 sq. metres. (1562.6 sq. feet)

Illustration only and not to scale.

## Handles Property

8A Regent Street,  
Leamington Spa,  
CV32 5HQ

**01926 354 400**

### DISCLAIMER

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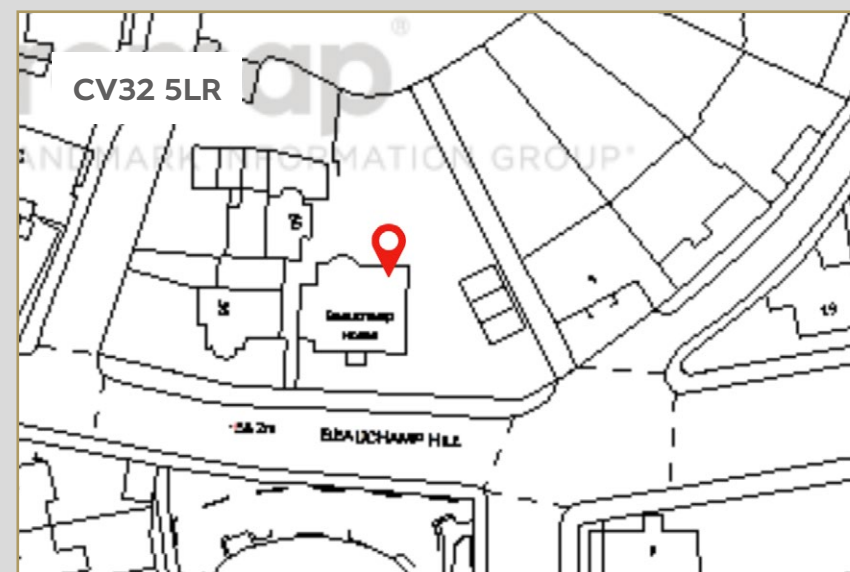
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PROPERTY

## LOCATION



- Term 999 years from 25 October 2022
- Service charge is £2400 pa reviewed annually
- No ground rent

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