



61 Tachbrook Road, Leamington Spa, CV31 3DT  
Offers Over £500,000

charlesrose.



Dating back to C.1830's, this spacious and beautifully presented end of terrace property offers substantial and stylish accommodation with a whole host of reception rooms, a large dining kitchen, reception hallway, three larger than normal bedrooms and two bathrooms. The Mediterranean style private garden offers a fabulous space to entertain and enjoy the sunshine and there is also off-road parking on the driveway to the front.

### LOCATION

Located within easy walking distance of all town centre offerings including Jephson Gardens, bars and restaurants, and central Leamington's wide array of independent retailers and artisan coffee shops. For commuters, Leamington Spa train station is a short stroll away and provides a regular service to London and Birmingham among other destinations. The area has good local roads to neighbouring towns and centres along with the Midland motorway network, notably the M40.

### LOWER GROUND FLOOR

From the rear inner hallway a solid flight of stairs lead you down to the spacious basement of which is currently used as a home office. Offering natural light and heating it really is a useable space with a good head height clearance and could be utilised for a multitude of purposes depending on the new owners.

### GROUND FLOOR

Wow is one word. The space on offer is incredible and is very evident from the outset with the reception hallway offering tall ceilings and deep skirting of which continue though into the first of

the large reception rooms. Wide stripped timber flooring dominates and draws you to the focal wall with inset wood burning stove and fitted shelving to either side. The second reception room, the sung, is once again offering space, height and lots of natural light. To the rear there is an open plan dining kitchen and in turn the inner hallway hosting stairs to both the lower and first floors together with a ground floor bathroom.

### FIRST FLOOR

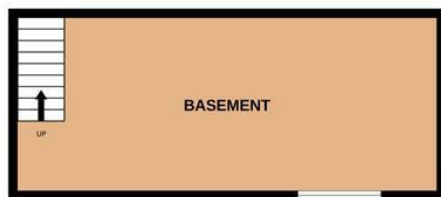
The landing on the first floor is open and airy and leads to the three large double bedrooms. The master is dual aspect having some lovely features in line with the age such as the focal cast iron fireplace, wide stripped timber flooring and fabulous reinstalled sash windows. The second double bedroom is once again extremely large and offers the same characteristics. The third bedroom is the perfect guest space with fitted wardrobes and set to the rear. The family bathroom is spacious with the four piece suite and stylish finish. Finally there is a loft space on offer measuring 30 feet in length that could be renovated with the right permissions and applications.

### EXTERNAL

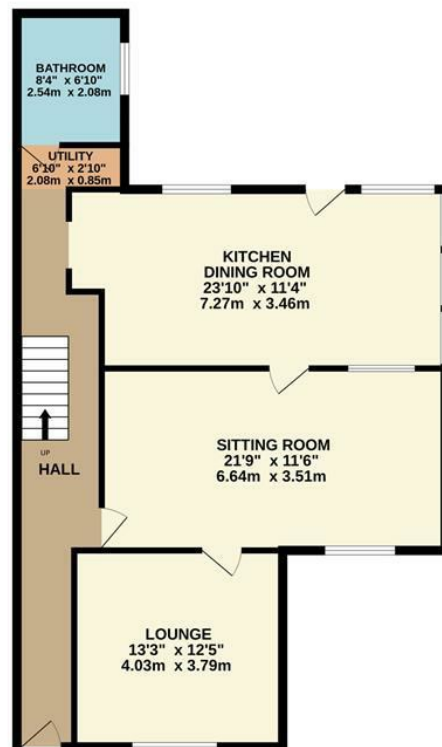
The property benefits with a driveway to the front which is rare with any period terrace so close to town. The rear has been transformed and designed to emulate a Mediterranean retreat with crisp white rendered walls and surfaces, mature planted trees and palms, access to a large brick built storage facility and all paved for low maintenance in mind. This garden is a real sun trap and perfect for hosting gatherings in these up and coming summer months.



BASEMENT  
313 sq.ft. (29.1 sq.m.) approx.



GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 2066 sq.ft. (191.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>55</b>	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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England & Wales		EU Directive 2002/91/EC



