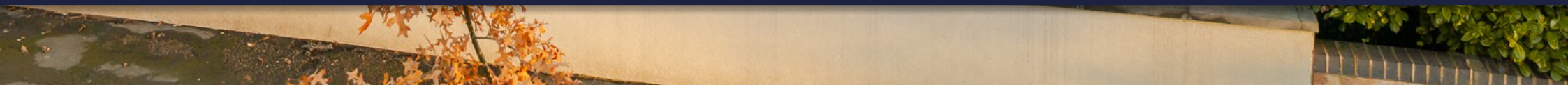


Northumberland Road, Leamington Spa, Warwickshire, CV32 6HG
Guide Price £1,750,000

Winkworth

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About the Property

Occupying an enviable position along one of Leamington Spa's most prestigious residential roads, this exceptional four-bedroom detached family home has undergone an extensive programme of renovation, remodelling and extension to create a beautifully appointed residence extending to approximately 3,429 sq ft.

The accommodation combines elegant traditional features with contemporary design, offering a magnificent 31ft open-plan kitchen, living and dining room, three further reception rooms, a bespoke Neville Johnson staircase and four generous bedrooms. The impressive principal suite benefits from a dressing area, walk-in wardrobe, Juliet balcony and en-suite, while the fourth bedroom incorporates an adjoining snug and en-suite bathroom, offering the flexibility to create a fifth bedroom if required.

Outside, the beautifully landscaped gardens provide a wonderful setting for family life and entertaining, complemented by a contemporary louvred pergola, separate garden office and workshop. A generous driveway, integral garage and electric vehicle charging point complete this outstanding home.

Material Information:
Council Tax: G
Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Nov 26)
Mobile Coverage: Good/Variable Coverage (Checked on Ofcom Nov 26)
Heating: Gas Central Heating
Listed: No
Tenure: Freehold

The Finer Details

Occupying a prime position on one of Leamington Spa's most prestigious residential roads, this exceptional detached family home has undergone extensive renovation, remodelling and extension to create a beautifully appointed residence combining traditional character with contemporary luxury.

Extending to approximately 3,429 sq ft (319 sq m), including the garage and ancillary accommodation, the property offers beautifully proportioned and versatile living spaces finished to an exceptional standard. Significant improvements include a substantial rear extension, replacement roof, redesigned driveway and comprehensive internal refurbishment.

The ground floor features a magnificent 31ft open-plan kitchen, living and dining room, an elegant formal dining room, a separate living room and a sitting room/study with a log-burning stove. Bi-folding doors from both the open-plan living space and principal living room open onto the rear garden, while a bespoke Neville Johnson staircase and underfloor heating to the newer ground-floor accommodation further enhance the home.

Upstairs, four generous bedrooms include an impressive principal suite with dressing area, walk-in wardrobe, Juliet balcony and en-suite. Bedrooms two and three share a Jack and Jill en-suite bathroom, while bedroom four benefits from an adjoining snug and en-suite, offering the flexibility to create a fifth bedroom if required.

Outside, the beautifully landscaped garden features an expansive lawn, established hedging, an attractive water feature and generous entertaining areas. A contemporary pergola with adjustable louvred roof and retractable mesh screens provides an inviting outdoor dining space, complemented by a separate garden office and workshop.

Combining an exceptional address, substantial accommodation and outstanding attention to detail, this remarkable home offers a rare opportunity in one of Leamington Spa's most desirable locations.









About the Area

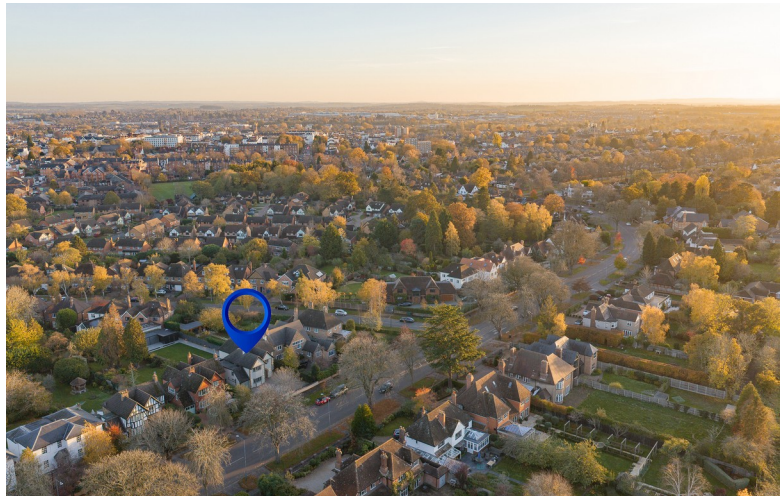
Northumberland Road is one of Leamington Spa's most prestigious residential addresses, offering an enviable combination of peaceful surroundings and convenient access to the town centre.

The Parade, approximately 1.2 miles away, offers an excellent selection of shops, cafés, bars and restaurants, while the beautiful Jephson Gardens and Royal Pump Rooms are around 1.5 miles away.

The property is well positioned for excellent schooling, including North Leamington School, Arnold Lodge and Kingsley School, with Warwick's renowned independent schools also within easy reach.

Leamington Spa railway station is approximately 1.7 miles away, providing direct services to London Marylebone and Birmingham, while the M40 motorway is accessible within approximately 5–6 miles.

The historic towns of Warwick, Kenilworth and Stratford-upon-Avon are all conveniently accessible, alongside the beautiful Warwickshire countryside.



Floorplan



Total: 3429 Sq. Ft / 319m2

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

Winkworth Leamington Spa

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