



Buckingham Lodge, Kenilworth Road, CV32
£425,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are pleased to present to the market Stuart, Buckingham Lodge, Kenilworth Road, Leamington Spa — a well-proportioned three-bedroom townhouse set within a discreet and highly sought-after central development, just moments from the town centre and The Parade.

Offering approximately 974 sq ft of accommodation arranged over two floors, this spacious home presents an excellent opportunity for buyers seeking to modernise and create a stylish residence in one of Leamington Spa's most desirable locations, with the added benefit of being offered chain free.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom Apr 26)

Mobile Coverage: Limited Coverage (Checked on Ofcom Apr 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Upon entering, a welcoming entrance hallway provides access to a useful ground floor WC, along with stairs rising to the first floor. The layout flows naturally through to the main living accommodation, where a generous sitting/reception room benefits from dual aspect windows. This is a particularly bright and inviting space, featuring a central fireplace and French doors opening directly onto the courtyard garden, creating a seamless connection between indoor and outdoor living.

To the rear of the property, the kitchen/dining area offers a sociable layout with excellent potential. Currently arranged with a breakfast bar and a range of fitted units, the space benefits from dual-aspect windows and could be reconfigured or opened further into the hallway to create a contemporary open-plan kitchen.

Upstairs, the first floor hosts three well-proportioned bedrooms. The principal bedroom is a comfortable double overlooking the front aspect, while the second double bedroom enjoys views over the rear garden. The third bedroom provides flexibility as a home office, nursery, or guest room. A family bathroom serves all bedrooms, fitted with a bath, separate shower, wash basin, and WC.

Externally, the property enjoys a private, low-maintenance courtyard garden, offering a peaceful and enclosed outdoor space with scope for landscaping. To the front, there is the added benefit of a carport providing off-street parking for one vehicle.

While Stuart would benefit from a small degree of modernisation, this is a superb opportunity to acquire a centrally located home with excellent potential, ideal for buyers looking to add value and personalise to their own taste.

****Agents Notes:** Some images have been virtually dressed using AI technology for illustrative purposes. Furnishings and layouts shown may not reflect the current condition, and room proportions should be verified against the floorplan.**















About the Area

Buckingham Lodge occupies a prime position on Kenilworth Road, one of Royal Leamington Spa's most prestigious and tree-lined avenues. This highly sought-after location offers a refined, lifestyle-led setting with immediate access to the town's parks, amenities and excellent schooling.

The vibrant town centre and The Parade are approximately 0.7 miles on foot, providing an outstanding selection of independent boutiques, cafés and restaurants. The area is particularly renowned for its proximity to green space, with the award-winning Jephson Gardens just 0.5 miles away, offering beautifully maintained formal gardens and picturesque riverside walks.

The location is exceptionally well placed for schooling, with a number of highly regarded options nearby. These include Arnold Lodge School and The Kingsley School, alongside the renowned Warwick schools such as Warwick School and King's High School, all within easy reach.

Transport links are excellent, with Leamington Spa railway station approximately 1 mile away, offering direct services to London Marylebone (around 1 hour 20 minutes) and Birmingham (approximately 30 minutes). The M40 is also readily accessible, ensuring convenient connections to London, Oxford and the wider Midlands.

Combining a prestigious address with access to outstanding amenities, schooling and transport links, Kenilworth Road represents one of Leamington Spa's most desirable locations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



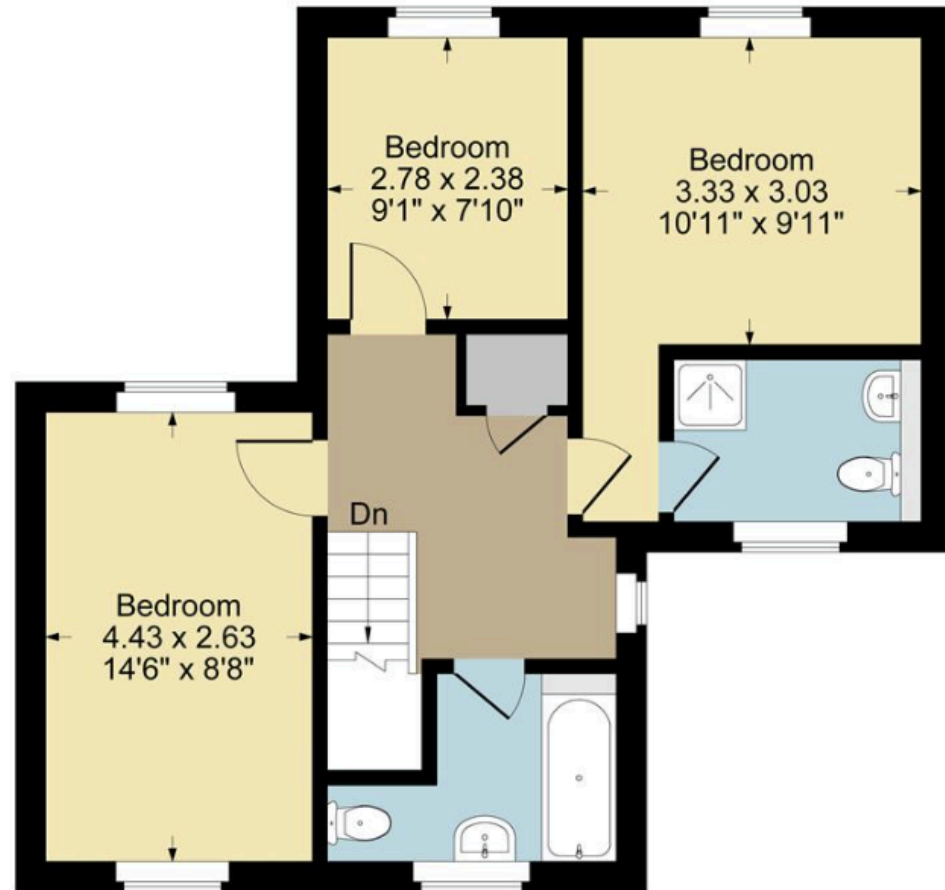
23 Kenilworth Road, Leamington Spa CV32 6JD



Ground Floor

Approximate Gross Internal Area
Ground Floor = 41.30 sq m / 444 sq ft
First Floor = 49.30 sq m / 530 sq ft
Total Area = 90.60 sq m / 974 sq ft

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



First Floor



Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...