



Scott Road, Leamington Spa, CV31
Offers Over £300,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present this attractive three-bedroom semi-detached period home, ideally situated close to the town centre and train station.

The property features a generous dual-aspect sitting room with garden access and a stylish open-plan kitchen/diner. Upstairs offers a spacious principal bedroom, a further double, a single, and a family bathroom. A private rear garden with insulated office and driveway parking for three cars completes this superb home.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 25)

Mobile Coverage: Likely/Variable Coverage (Checked on Ofcom Sept 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Built in the 1920's, Scott Road is a charming, three bedroom, semi-detached family home occupying a quiet location, a short distance from the centre of Leamington Spa, with its popular shops restaurants and parks.

A welcoming entrance hallway introduces the home and leads into the spacious open-plan kitchen and dining area. Designed with contemporary living in mind, this stylish hub features sleek cabinetry, generous worktop space, a breakfast bar with seating, and a suite of integrated appliances including double ovens and a dishwasher. Windows to the front and rear, plus a side garden door, flood the space with natural light. Running the full depth of the property, the sitting room is both generous and inviting. Front windows and rear French doors ensure excellent light throughout the day. The French doors open directly onto a private patio—ideal for alfresco dining and summer entertaining. Upstairs, the first-floor landing connects to three bedrooms and the family bathroom. The dual-aspect master bedroom is a generous double with ample space for wardrobes. A further double bedroom sits to the front, while a single bedroom at the rear is perfectly suited as a nursery or home office. The family bathroom, currently fitted with a bath, WC and basin, offers scope for updating to suit modern tastes.

The garden is a true highlight—fully enclosed, private, and beautifully maintained. A generous lawn, edged with raised flower beds and shrubs, stretches from the patio to the rear boundary. At the side, a superb insulated garden office with double glazing, lighting and power provides an excellent work-from-home solution. A side alley with shed links the garden to the driveway.

To the front, a hedge-lined private driveway provides parking for up to three vehicles.

This delightful property combines style, space, and practicality in one of Leamington Spa's most convenient locations—making it a superb choice for professionals and young families alike.

























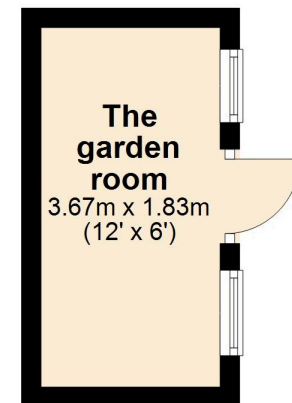
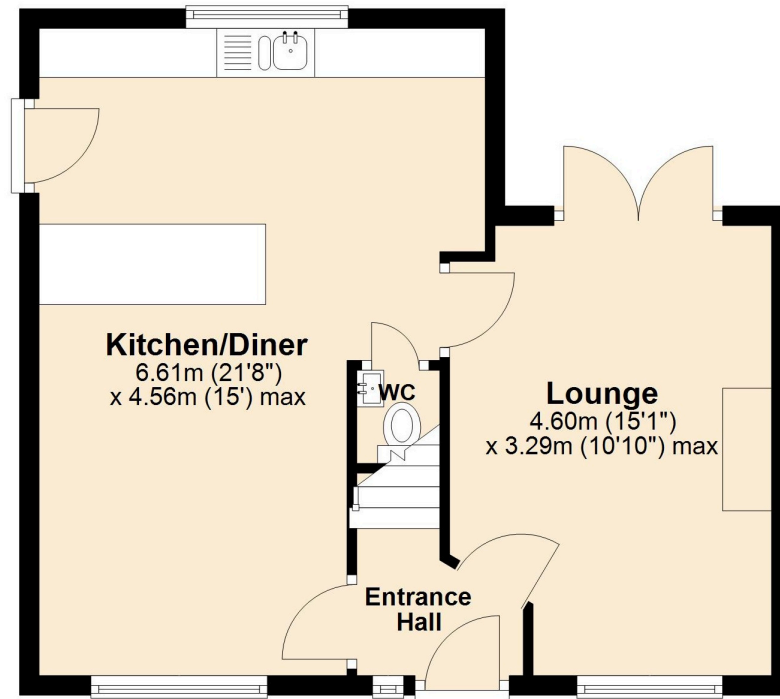
About the Area

Scott Road is ideally positioned in the sought-after area of Brunswick, located just to the south of Leamington Spa town centre. The property is within easy reach of the town's renowned shops, restaurants, and amenities (1 mile) as well as the historic market town of Warwick (3.3 miles).

Families are well served by a range of well-regarded schools. Shrubland Street Primary School (0.2 miles) Sydenham Primary School (0.8 miles) and Clapham Terrace Primary School (0.5 miles) are all within walking distance, while Campion School (0.4 miles) and Myton School (2.2 miles) provide nearby secondary options. Independent schools including Arnold Lodge School (1.6 miles) and The Kingsley School (1.7 miles) are also easily accessible.

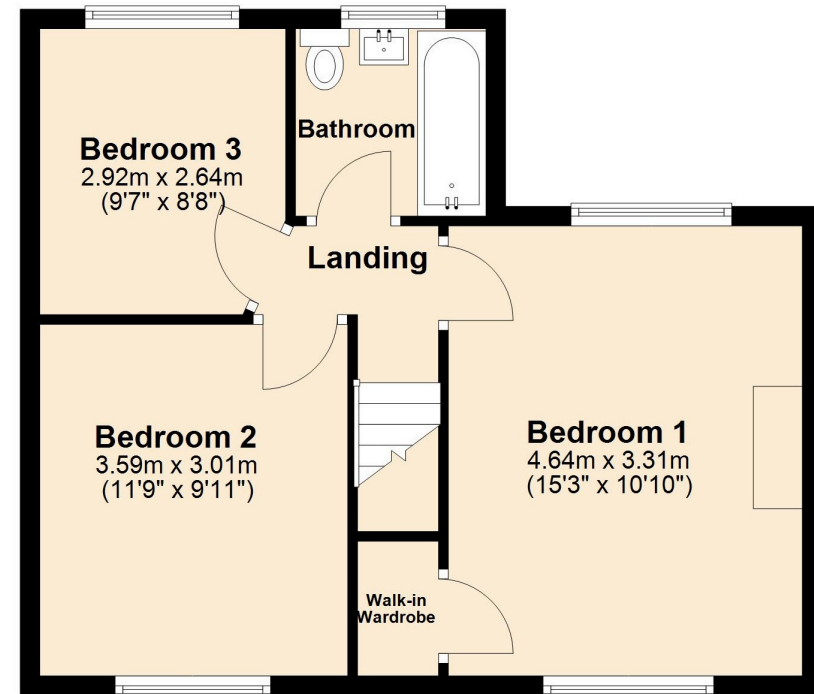
Leamington Spa Train Station (1 mile) offers direct services to London Marylebone (approx. 1 hour 23 minutes) and Birmingham (approx. 33 minutes), while Warwick Station (3.4 miles) provides further rail connections. The M40 is within easy reach via nearby junctions, offering excellent links to London, Birmingham, and the wider Midlands region.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)

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Total area: approx. 93.5 sq. metres (1006.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.





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