



Wathen Road, Leamington Spa  
Offers Over £575,000

**Winkworth**

for every step...













## About the Property

Winkworth Leamington Spa is delighted to present to the market this beautiful three bedroom, two bathroom family home which has recently undergone complete refurbishment by the current owners.

Offering flexible, open plan, contemporary living across two floors, this wonderful family has been finished to a very high standard, and provides accommodation extending to approximately 1400 sq ft.

### Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Oct 24)

Mobile Coverage: Limited/Likely Coverage

Heating: Gas Central Heating

Listed: No

Tenure: Freehold















## The Finer Details

Wathen Road is a stunning three bedroom, two bathroom, fully refurbished family home ideally suited in this sought after enclave in North Leamington Spa, and within easy reach of the town centre (0.5 miles).

Offering flexible, open plan, contemporary living, this wonderful home has been renovated to an incredibly high standard, with accommodation extending to approximately 1400 sq ft.

Upon arrival at Wathen Road, visitors are welcomed by a spacious entrance hall featuring elegant wooden flooring and convenient under-stairs storage. This inviting space leads directly into the sitting room at the front of the house.

The sitting room, centred around a large square bay window with a front aspect, is bathed in natural light throughout the day. Offering a versatile layout and a cosy, tranquil ambience, it serves as both a functional living area and a peaceful retreat.

Continuing through the central hallway, guests pass a stylish cloak-room/WC before entering the heart of the home—a contemporary, open-plan kitchen and dining area. Thoughtfully extended by the current owners, this stunning space boasts a high-spec kitchen complete with induction hobs, ovens, a built-in dishwasher, and provision for an American-style fridge freezer. Ample countertop space and generous storage make it ideal for both everyday use and entertaining.

The dining area, subtly partitioned for flexible living, has double French doors that lead onto a beautifully landscaped rear garden with a patio—perfect for indoor-outdoor living.

Upstairs, a carpeted staircase leads to a generous landing that provides access to a well-appointed family bathroom and three spacious double bedrooms.

The master bedroom enjoys a peaceful rear aspect overlooking the garden and features a modern en-suite shower room. The two additional double bedrooms, with front and rear aspects respectively, both retain charming original fireplaces. Large windows ensure all bedrooms are filled with natural light and offer views over either Wathen Road or the garden.



























## About the Area

Set on the highly desirable Wathen Road, this perfect family home is a short walk to the Parade (0.5 miles), Jephson Gardens (0.8 miles) and Leamington Spa's shops and restaurants.

There are a number of popular private and state, primary and secondary schools in the local area. Both Arnold Lodge (0.5 miles) and Kingsley Schools (0.6 miles) are less than a mile away, with North Leamington (1.2 miles) and Lillington Primary Schools (0.8 miles) within easy proximity.

Leamington Spa Train Station (1.4 miles) is a twenty five minute walk, and offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes). The motorway network is accessed by multiple junctions of the M40 with easy access to London and the wider West Midlands.

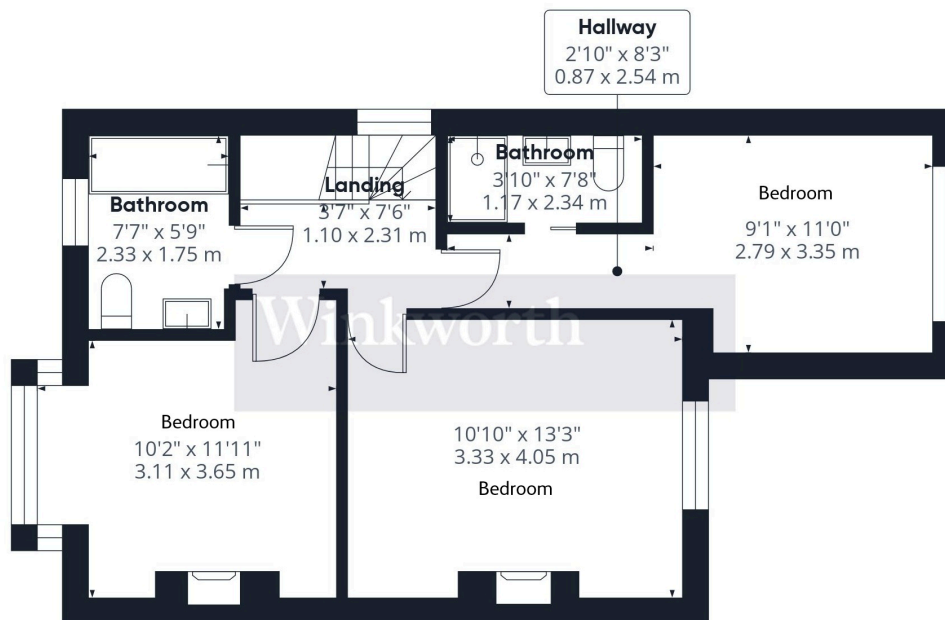
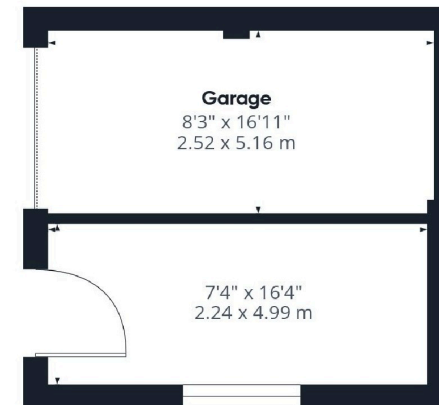
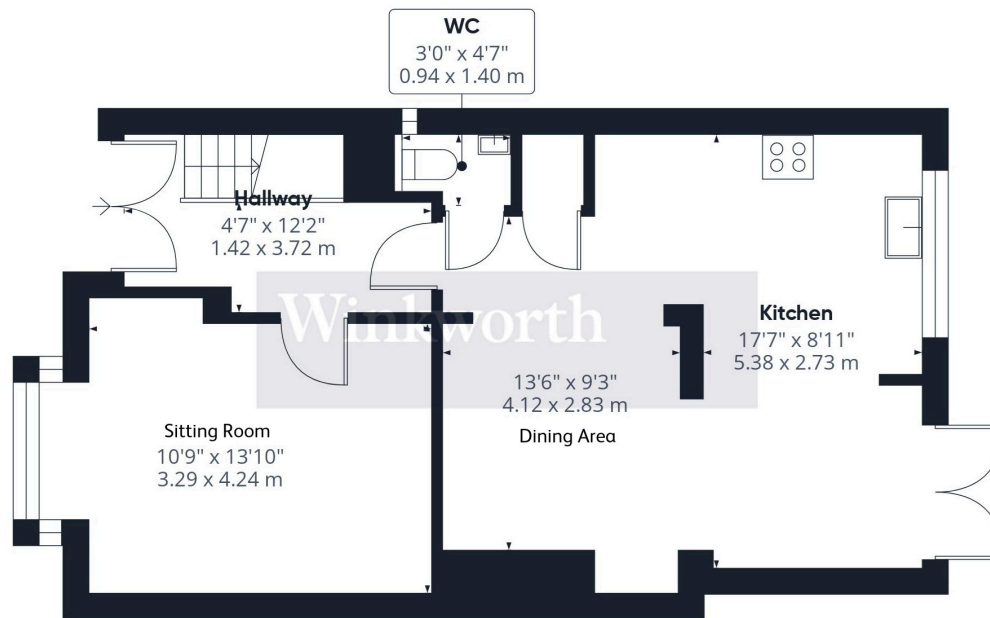
Wathen Road is located within the Royal Leamington Spa Conservation area, and there is on-street parking.











#### Approximate total area<sup>(1)</sup>

1379 Sq Ft

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360









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