



Griffin Road, Warwick, CV34
£925,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to bring to the market this exceptional five bedroom, three bathroom executive family home, quietly positioned in a cul-de-sac on Griffin Road, Warwick.

Extensively renovated and thoughtfully extended by the current owners, the property offers elegant and versatile accommodation arranged over two floors, extending to approximately 2512 sq ft.

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom Aug 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Aug 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Situated in a peaceful cul-de-sac setting and occupying a generous plot, Griffin Road is an executive five-bedroom detached family home, extensively renovated and thoughtfully extended by the current owners to provide stylish and contemporary living throughout.

A welcoming entrance hallway, complete with under-stairs storage and a downstairs WC, provides access to the principal reception rooms as well as a central staircase to the first floor landing.

Located off the central hallway, a full-width sitting room provides an elegant yet relaxed space for both family life and entertaining. Bathed in natural light from dual sets of French doors, this room seamlessly connects to the garden and patio, creating a wonderful sense of flow between indoor and outdoor living. To the front of the house, a dedicated study offers the perfect work-from-home space, while a formal dining room, currently used as an additional sitting room, is conveniently located off the central hallway, providing a separate setting for family meals or entertaining guests.

The rear of the property has been transformed into a stunning open-plan kitchen, dining, and living space. The kitchen is beautifully appointed, featuring a range of sleek units, integrated fridge-freezer and dishwasher, and a Rangemaster cooker. An adjoining utility room houses a washing machine and tumble dryer, while the dining and living area enjoys views across the garden, with French doors opening directly onto the patio.

On the first floor, a spacious landing leads to five generously proportioned double bedrooms. The impressive master suite boasts a large dressing area with built-in wardrobes and a newly fitted ensuite shower room. The remaining four bedrooms are served by a contemporary family bathroom, complete with a standalone bath and separate shower.

The rear garden is private and fully enclosed, with an extended patio running directly from the kitchen-diner and sitting room, ideal for outdoor entertaining. A large turfed lawn provides excellent space for family use, with the benefit of side access for bins. Parking and storage are well catered for, with a double integrated garage and further driveway parking available to the front of the property.

































About the Area

Griffin Road enjoys a prime position in a quiet cul-de-sac within a sought-after residential area, perfectly placed between the historic town of Warwick and the vibrant centre of Royal Leamington Spa. The property is just 2.3 miles from Warwick’s medieval heart, home to the world-famous Warwick Castle, independent shops, and a thriving dining scene, while Leamington Spa’s elegant Regency centre, with its boutique stores, stylish caf  s, and beautiful parks, lies only 2.5 miles away.

Families are exceptionally well-served by local schooling. Em-scote Infant School (0.56 miles by foot), Coten End Primary (0.9 miles) and Heathcote Primary School (1.2 miles) are all within close reach, while secondary provision is offered by Myton School (0.5 miles). Independent options include Warwick School (0.8 miles) and King’s High School (0.9 miles), Arnold Lodge (1.3 miles), and The Kingsley School (1.1 miles), all easily accessible.

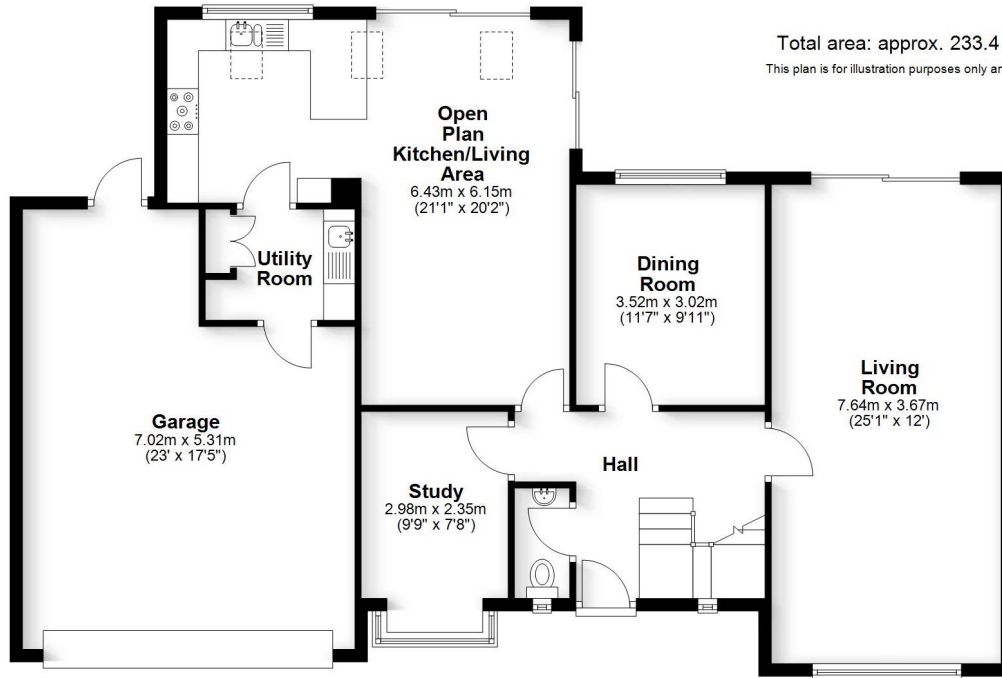
Commuting is made simple with excellent road and rail connections nearby. Warwick railway station (1.8 miles) and Leamington Spa station (1.9 miles) both provide regular services to London Marylebone in around 80 minutes, as well as direct routes to Birmingham and beyond. The M40 motorway (2.5 miles) links efficiently to Oxford, London, Birmingham, and the wider Midlands, making Griffin Road a highly convenient base for both work and leisure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

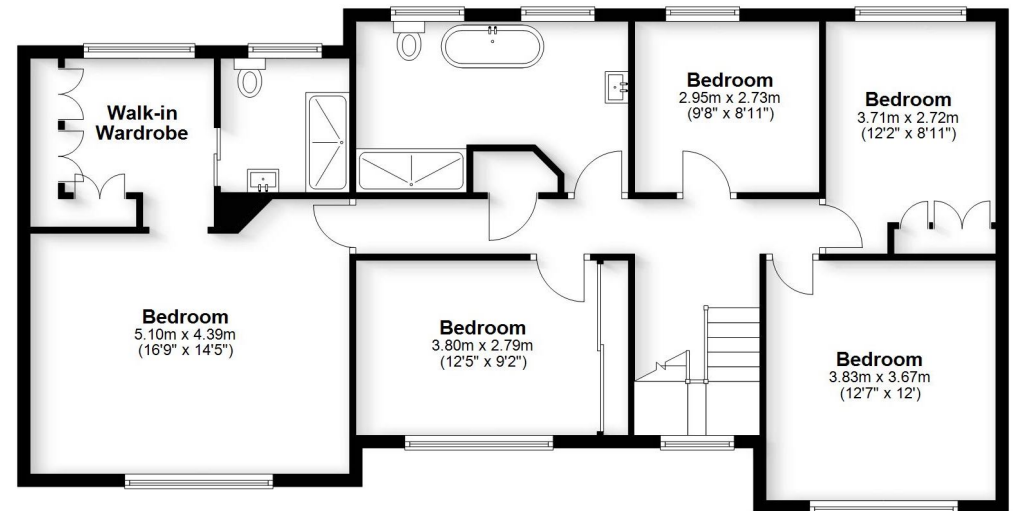
Approx. 127.7 sq. metres (1374.4 sq. feet)




Total area: approx. 233.4 sq. metres (2512.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 105.7 sq. metres (1137.8 sq. feet)







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