



Woodhead Road, Warwick, CV34  
Offers Over £800,000

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## About the Property

Winkworth Leamington Spa are pleased to present to the market Woodhead Road, Warwick, a superbly appointed, modern family home constructed by David Wilson Homes in 2022 and occupying a particularly enviable position overlooking open fields and adjoining parkland.

With five bedrooms, three reception rooms, a detached double garage and ample off-street parking, this is a home ideally suited to modern family living.

### Material Information:

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Ultrafast Available (Checked on Ofcom Jan 26)

Mobile Coverage: Variable Coverage (Checked on Ofcom Jan 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold













## The Finer Details

A welcoming entrance hall provides access to the principal ground floor accommodation and sets the tone for the space and quality found throughout the house.

To the front of the property is a stylish sitting room featuring a front-facing bay window and additional rear aspect, allowing natural light to flood the room throughout the day. Double doors open directly onto the garden, creating a seamless connection between inside and out.

Also to the front is a versatile dining room, currently used as a office / music room / playroom but equally well suited as a formal dining room. This room benefits from dual aspect windows, enhancing both light and flexibility.

The heart of the home lies at the rear in the impressive kitchen/ breakfast/family room. Beautifully finished with contemporary cabinetry and high-specification integrated appliances, this space has been thoughtfully designed for everyday family life and entertaining alike. A separate utility room provides additional storage and practicality while doors open directly onto the terrace and garden beyond, alongside a ground floor WC.

Upstairs, the principal bedroom is a generous double room with open outlooks and the benefit of a sleek, modern en-suite shower room. The second bedroom is also served by its own en-suite, making it ideal for guests or older children. Three further well-proportioned bedrooms are served by a contemporary family bathroom, completing the first-floor accommodation.

The rear garden has been comprehensively re-landscaped by the current owners to create a superb outdoor space. An extended paved terrace provides an excellent area for outdoor dining and entertaining, while the lawn is framed by well-stocked flower beds. A children's climbing wall adds a playful and practical feature for family life.

To the side of the property is a detached double garage, with off-street parking in front for up to four vehicles. The property also enjoys a particularly attractive position next to a park, reinforcing the open and family-friendly feel of the setting.

\*\*Agents Notes - Please note that only three of the five bedrooms are shown in the marketing photographs.\*\*

























## About the Area

Woodhead Road occupies a highly regarded position on the edge of Warwick, offering a distinctly family-friendly setting with an attractive sense of openness and greenery. The property enjoys a peaceful residential environment with outlooks over surrounding fields, creating a semi-rural feel while remaining exceptionally well connected.

Everyday amenities and schooling are close at hand. The popular Heathcote Primary School (500m) is within comfortable walking distance, making the location particularly appealing to families, while Myton School (2.6 miles) is easily accessible by road. A number of highly regarded independent schools, including Warwick School (2.3 miles), King's High School (2.2 miles) and Arnold Lodge School (3.5 miles), are also within convenient reach.

The historic centre of Warwick, with its castle, independent shops and restaurants, lies approximately 2.3 miles by road, while the elegant Regency town centre of Royal Leamington Spa is around 3 miles away, offering an extensive range of retail, leisure and cultural amenities.

For commuters, Warwick railway station and Leamington Spa railway station both provide direct services to London Marylebone and Birmingham, while excellent road links place the wider Midlands and M40 motorway network within easy reach.

Combining green surroundings, excellent schooling and strong connectivity, Woodhead Road offers an aspirational setting for modern family living.

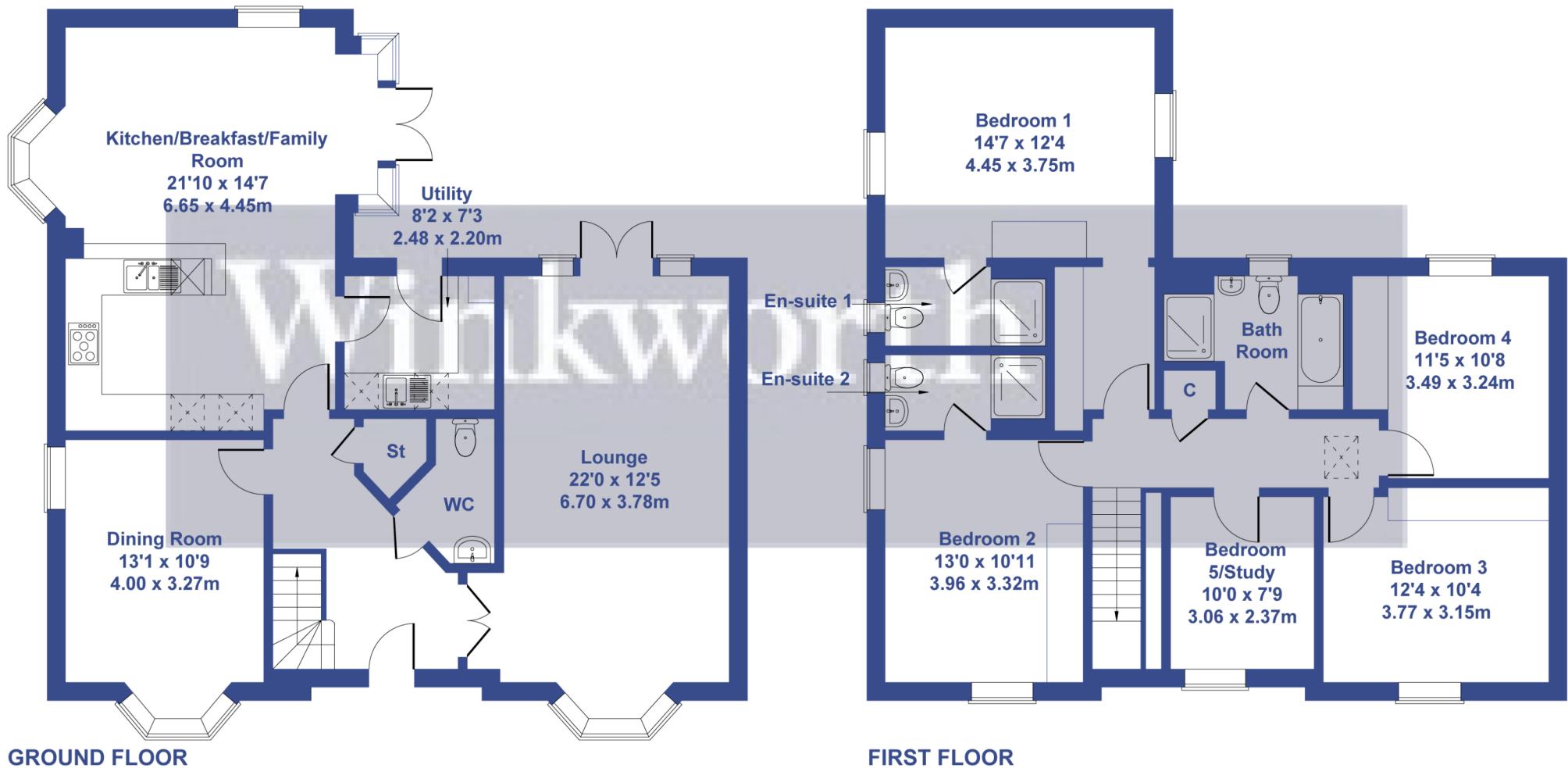
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



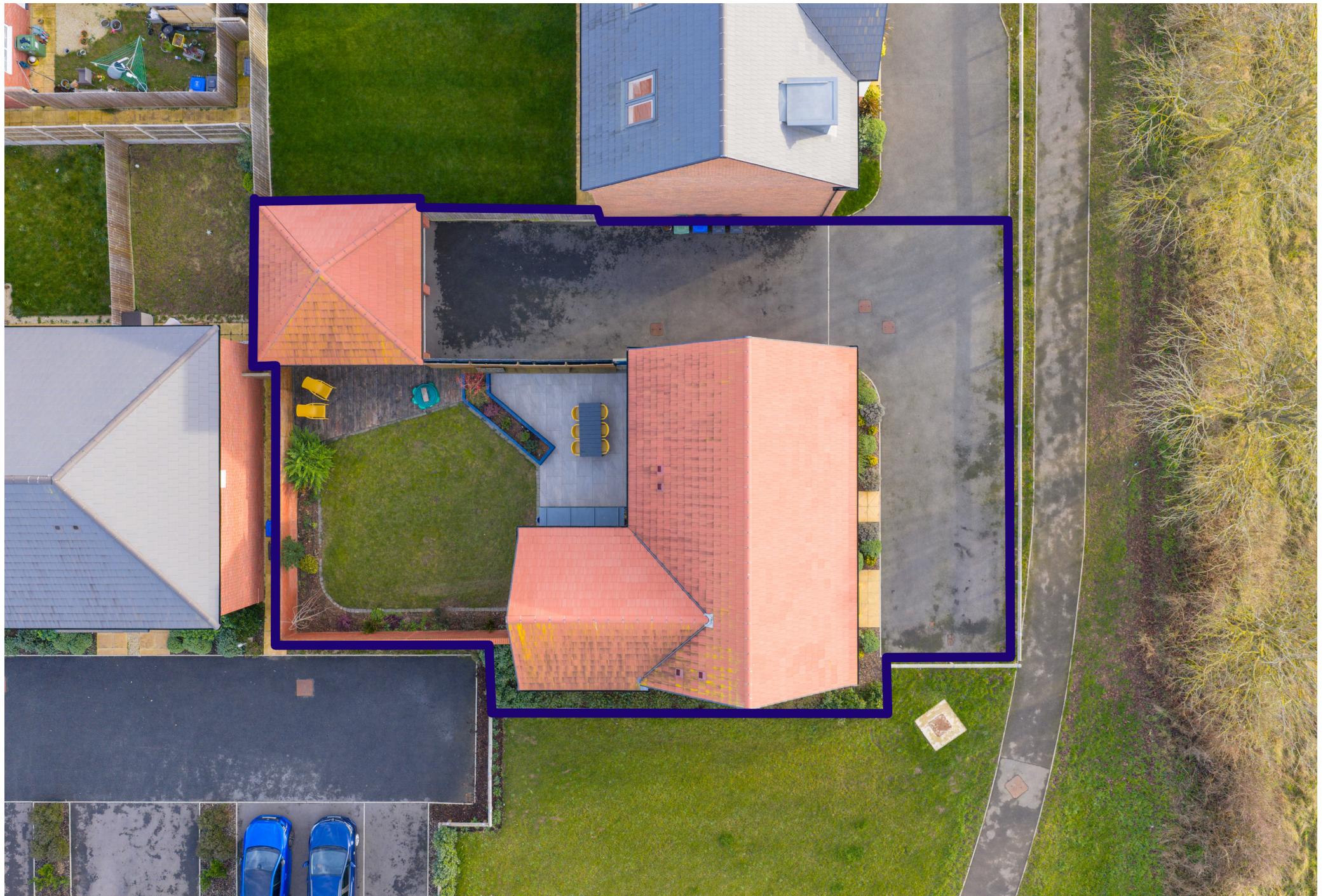
# Woodhead Road, Warwick, CV34

Approximate Gross Internal Area

1991 sq ft - 185 sq m



Not to Scale. Produced by The Plan Portal 2026  
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