



Chesham Street, Leamington Spa
Offers Over £450,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this sympathetically modernised two bedroom, one bathroom, end of terrace, Victorian home, set on a quiet and private road close to the centre of Leamington Spa (0.8 miles).

Having been both extended and tastefully modernised by the current owners, this wonderful home offers versatile and contemporary living accommodation while showcasing its abundance of Victorian charm.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom June 2025)

Mobile Coverage: Likely/Limited Coverage (Checked on Ofcom
June 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Chesham Street is a beautifully modernised two bedroom, one bathroom Victorian, end of terrace home ideally located in the Leamington Spa Conservation Area within easy reach of the town centre (0.9 miles).

Upon entering Chesham Street, guests are welcomed by a charming tiled entrance that provides access to the ground floor accommodation and a staircase leading to the upper level.

The ground floor opens into a double reception room ideal as an elegant sitting and dining room, filled with natural light from a characterful front bay window and large rear bifolding doors that lead directly to the garden. The current owners have undertaken a full renovation throughout, tastefully blending modern finishes with the Victorian charm of the property. The under-stairs cupboards have been opened to expose original brick walls creating a lovely, cosy sitting space.

Discreetly concealed behind a stylish wooden facade, the owners have cleverly incorporated a sleek and contemporary downstairs WC on one side, and a practical utility and pantry cupboard on the other—both positioned just before the entrance into the stunning open-plan kitchen. Additional storage is provided in both the utility and WC roof voids.

The kitchen, completed with a full side return extension in 2018, is contemporary and thoughtfully designed, offering generous worktop space, integrated appliances—including washing machine, and fridge-freezer as well as a range cooker—and wonderful views over the rear garden. Bifolding doors create a seamless transition between indoor and outdoor living.

Upstairs, a spacious landing provides access to two generously sized double bedrooms and a beautifully appointed family bathroom. The master bedroom, situated at the front of the property, features original wooden floorboards, large windows that flood the space with natural light, and ample room for storage. The second bedroom, currently used as a home office, enjoys tranquil views over the garden and is a generous double.

The family bathroom is both stylish and functional, comprising a bath, separate shower, WC, basin, integrated storage, and dual-aspect windows that bring in an abundance of natural light—creating a bright, spa-like retreat.

Externally, a garden terrace opens onto a central lawn, flanked by mature trees, shrubs, and beautifully planted flower beds. A second seating area at the rear of the garden offers the perfect spot for enjoying the evening sun. There is off street parking provided through double gates at the rear of the garden, with access onto Waterloo Street as well as a timber-constructed garage—ideal for storing garden equipment or housing a single vehicle. The garage has electricity as well as an EV charging port.

****Agents Notes:** The property falls within the Leamington Spa Conservation Area. There are trees within the garden that are subject to a TPO.**





















About the Area

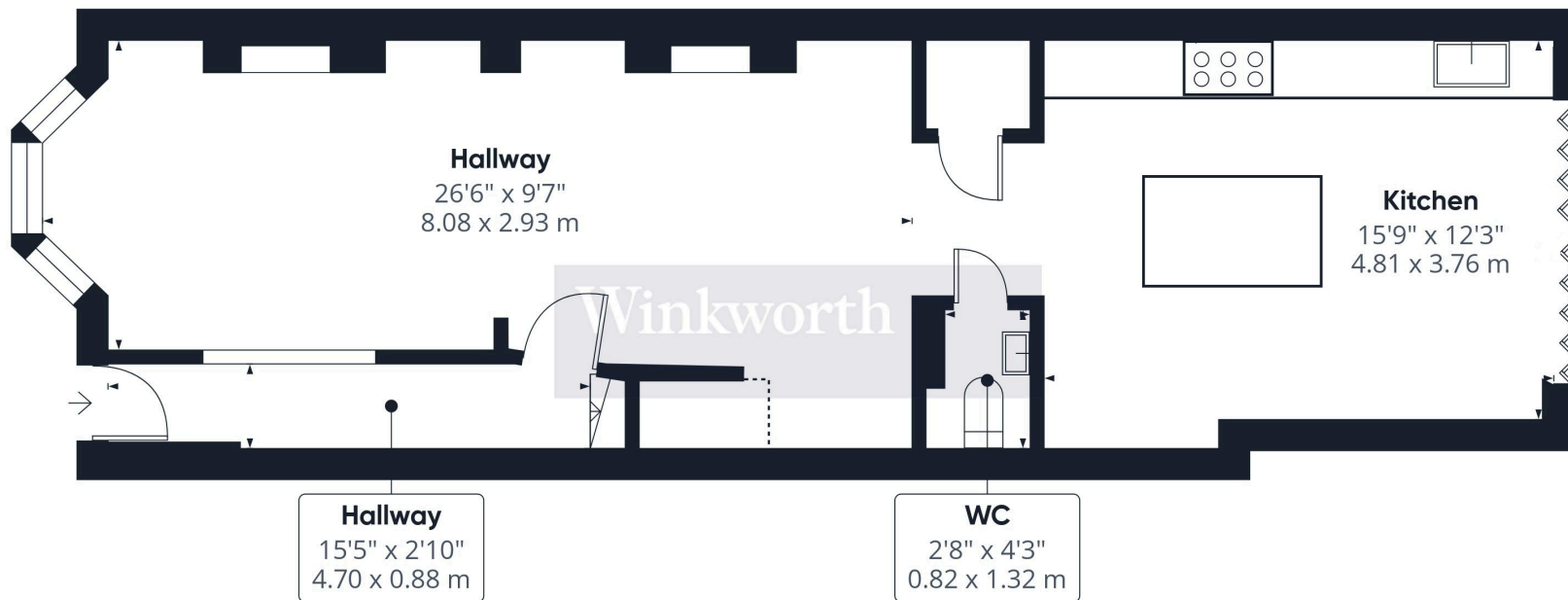
Tucked away just off Radford Road, Chesham Street is a quiet, tree lined road located in the vibrant heart of Leamington Spa, less than a mile from the town's bustling parade of shops, botanical gardens, and restaurants.

A number of Leamington Spa's beautiful green spaces are within easy walking distance, making the area particularly attractive to families and outdoor enthusiasts. Jephson Gardens (0.5 miles), the Pump Room Gardens (0.7 miles), and Newbold Comyn (0.7 miles) all offer scenic walking trails, play areas, and open parkland.

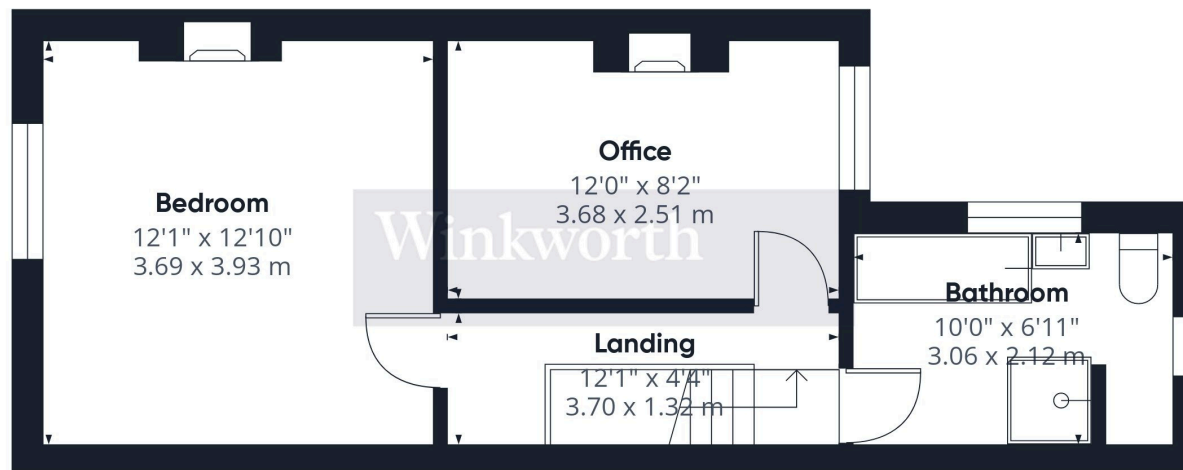
The local area is well served by a range of reputable schools. Clapham Terrace Primary School (450 metres) and Campion School (0.7 miles) are both within walking distance, while Arnold Lodge School (1.3 miles), Kingsley School (1.1 miles), and Warwick School (2.3 miles) offer excellent independent alternatives.

Located in the centre of the West Midlands, Leamington Spa offers strong transport links for commuters and families alike. Leamington Spa Train Station (0.6 miles) is just a 16-minute walk and provides direct services to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (35 minutes). The property is also well connected by road, with the M40 motorway accessible via nearby junctions 13 and 14.





Floor 0



Floor 1

Approximate total area⁽¹⁾

908 ft²
84.3 m²

Reduced headroom

9 ft²
0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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