



Adelaide Road, Leamington Spa, CV31
£1895 PCM

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market this beautiful two bedroom, period cottage located in a quiet and private setting off Adelaide Road in central Leamington Spa.

With easy access to Leamington Spa Station (500m), the Parade (800m) and Leamington Spa's parks, shops and restaurants, this beautiful cottage offers a peaceful and private retreat, blending original architectural features with stylish contemporary touches throughout.

Material Information:

Council Tax: Band D

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

Mobile Coverage: Variable Coverage (Checked on Ofcom July 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details...

Set behind a gated entrance, a picturesque walled garden leads to a small flight of steps and into a generously proportioned entrance hallway, complete with a convenient downstairs WC.

The open-plan living area is a true highlight of the home, filled with natural light thanks to its dual-aspect sash windows and French doors opening onto a raised terrace. This inviting space seamlessly combines a spacious lounge with a stylish kitchen, separated by a large kitchen island and breakfast bar — perfect for both entertaining and everyday living.

The contemporary kitchen features marble-effect laminate worktops and a suite of integrated appliances, including an oven, electric hob, fridge/freezer, and washing machine. French doors lead directly to the terrace, creating an effortless indoor-outdoor flow for summer dining and relaxed evenings.

A staircase rises from the living area to the first-floor landing, where you'll find two well-proportioned double bedrooms and two elegant bathrooms.

The principal bedroom is light and airy, enjoying dual-aspect sash windows with views over the garden. It also benefits from a dedicated dressing area and a stylish en-suite shower room. A second double bedroom is accessed from the landing, alongside a beautifully appointed family shower room with a corner shower, WC, and basin.

Adelaide Cottage stands out for its delightful and versatile gardens. The raised terrace, accessible via three separate sets of doors from the kitchen and living area, offers the perfect space for al fresco dining. The gardens are divided into two main areas: a pretty lawned front garden framed by mature trees and shrubs, and a larger side garden with a central lawn, a pergola-topped rear terrace, and further planting — ideal for entertaining or simply relaxing outdoors.

The property includes off-street parking for one vehicle via gated access from Adelaide Road, with additional on-street residents' parking available. Please see Agents Notes.



















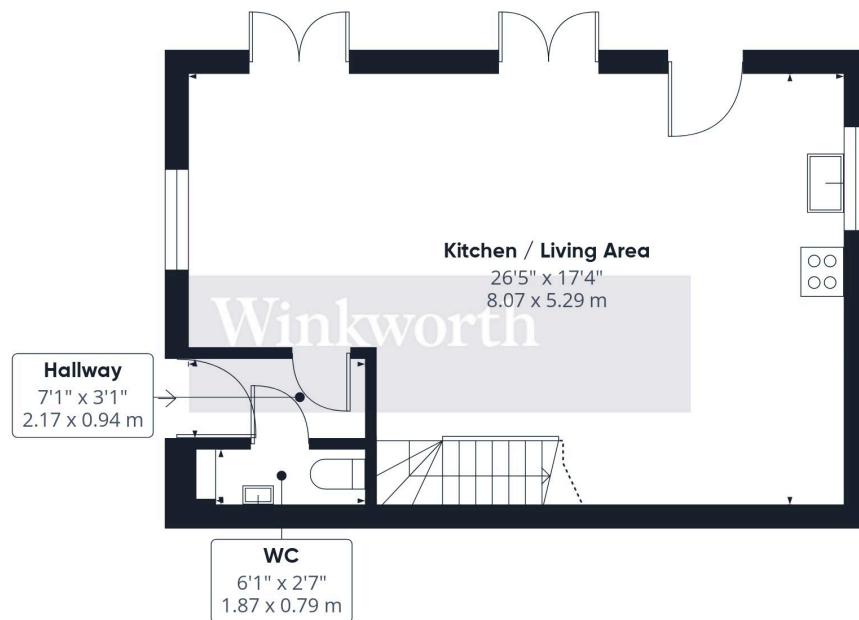
About this Area

Adelaide Cottage offers the perfect balance of tranquillity and accessibility, an easy and scenic walk to the Parade (0.7 miles), and the centre of Leamington Spa. Leamington Spa is celebrated for its Regency architecture, vibrant culture, and historic appeal. Residents here enjoy close proximity to the scenic riverside paths of Victoria Park (250 m), the renowned Jephson Gardens (0.9 miles), and the expansive Newbold Comyn (1.3 miles), all offering opportunities for leisure, walking, and relaxation. For shopping, dining, and entertainment, The Parade (0.7 miles), Regent Court (0.8 miles), and Warwick Street (0.8 miles) host an excellent array of restaurants, independent retailers, and cafés.

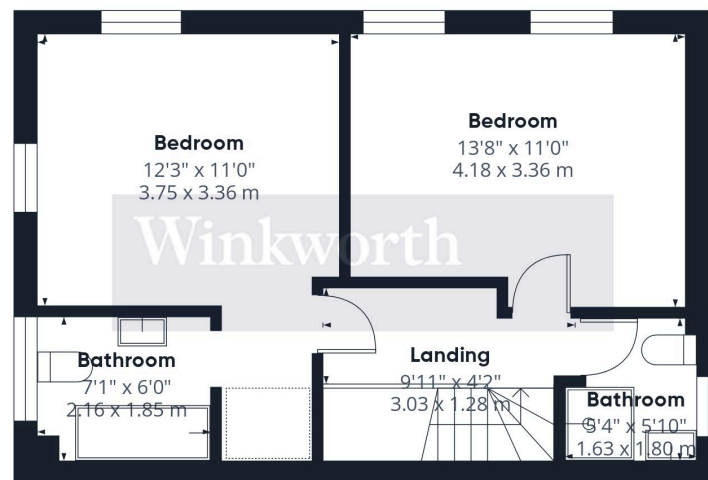
Families benefit from a strong selection of educational options. St. Peter's Catholic Primary School (0.4 miles), Clapham Terrace Primary School (0.6 miles), and Campion School (1.1 miles) are all easily accessible. Highly regarded independent schools including Kingsley School (1.1 miles), Arnold Lodge (1.2 miles), Warwick School (4 miles), and Kings High School (4.2 miles) are also within convenient reach.

Commuters are well served by excellent transport links. Leamington Spa Train Station (0.4 miles) offers regular direct services to London Marylebone (approx. 1 hour 15 minutes) and Birmingham Moor Street (approx. 30 minutes). The M40 motorway is just a short drive away, connecting the region to Oxford, Birmingham, and the wider national network. Birmingham International Airport is approximately 18 miles away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Floor 0



Floor 1

Approximate total area⁽¹⁾

859 ft²
79.8 m²

Reduced headroom

11 ft²
1 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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