



North Leamington Spa, CV32
£800,000

Winkworth

for every step...





About the Property

Rostelen is an exceptional, comprehensively refurbished family home occupying a prime position on Lower Villiers Street, one of North Leamington Spa's most sought-after residential addresses.

Arranged over three floors and offering four bedrooms and three bathrooms, the property has been carefully extended and remodelled to create generous, beautifully balanced accommodation suited to modern family life.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council Broadband: Ultrafast
Broadband Available (Checked on Ofcom Jan 26)

Mobile Coverage: Limited Coverage

Heating: Gas Central Heating

Listed: No

Tenure: Freehold











The Finer Details

Rostelen is an exceptional, fully refurbished family home occupying a prime position on Lower Villiers Street, one of North Leamington's most desirable residential addresses. Arranged over three floors and offering four bedrooms and three bathrooms, the property has been carefully extended and remodelled to create generous, light-filled accommodation ideally suited to modern living.

Throughout, the emphasis has been on quality, longevity and flow, with a consistent palette of finishes, contemporary glazing and thoughtful detailing enhancing both the character and functionality of the house.

The ground floor is centred around an impressive open-plan kitchen, dining and family room, forming the natural hub of the home. Extended to the side and rear, this space enjoys excellent natural light and a strong connection to the garden, with wide glazed doors opening directly onto the terrace. The kitchen is fitted with a range of contemporary units, integrated appliances and a central island with breakfast seating, while there is ample space for both dining and relaxed seating. A discreet bar area and a dedicated study zone have been incorporated, making the room equally well suited to entertaining, home working and day-to-day family life.

To the front of the property, the sitting room provides a more formal reception space, featuring a bay window with fitted seating and a focal fireplace. An internal glazed opening allows light to flow through from the kitchen-diner, creating a sense of cohesion between the principal ground floor rooms. The entrance hall is well proportioned and welcoming, with tiled flooring, a cloakroom WC, useful storage and a separate utility room with direct garden access. Underfloor heating to the ground floor, together with gas central heating, ensures year-round comfort.

The first floor offers three well-appointed bedrooms. The principal bedroom benefits from a walk-in dressing area and a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom finished with high-quality fittings and tiling. The second floor provides a generous fourth double bedroom, ideal as a guest suite, teenager's room or home office, with built-in storage and excellent natural light.

Outside, the rear garden has been carefully landscaped to create a private and versatile outdoor space. A limestone terrace extends directly from the house, leading to a lawned garden, outdoor cooking area and a raised decked seating area with pergola. Double gates provide access to the rear, and the former garage footprint offers potential for reinstatement or the creation of off-street parking, subject to the necessary consents. On-street parking is available to the front, and the property benefits from dropped kerbs to both the front and side, which typically makes parking straightforward.



























About the Area

Lower Villiers Street enjoys a highly attractive, lifestyle-led position just moments from the heart of Royal Leamington Spa, offering immediate access to the town's elegant Regency architecture, vibrant amenities and renowned green spaces. The centre of Leamington Spa is within easy walking distance, with The Parade (approximately 0.3 miles) providing a wide selection of boutique shops, cafés and restaurants, while the beautifully landscaped Jephson Gardens (around 0.5 miles) offers formal gardens, riverside walks and seasonal events beside the iconic Royal Pump Rooms.

The location is well suited to a range of buyers, with access to a broad selection of well-regarded state and independent schools across Leamington Spa and neighbouring Warwick, all within convenient reach.

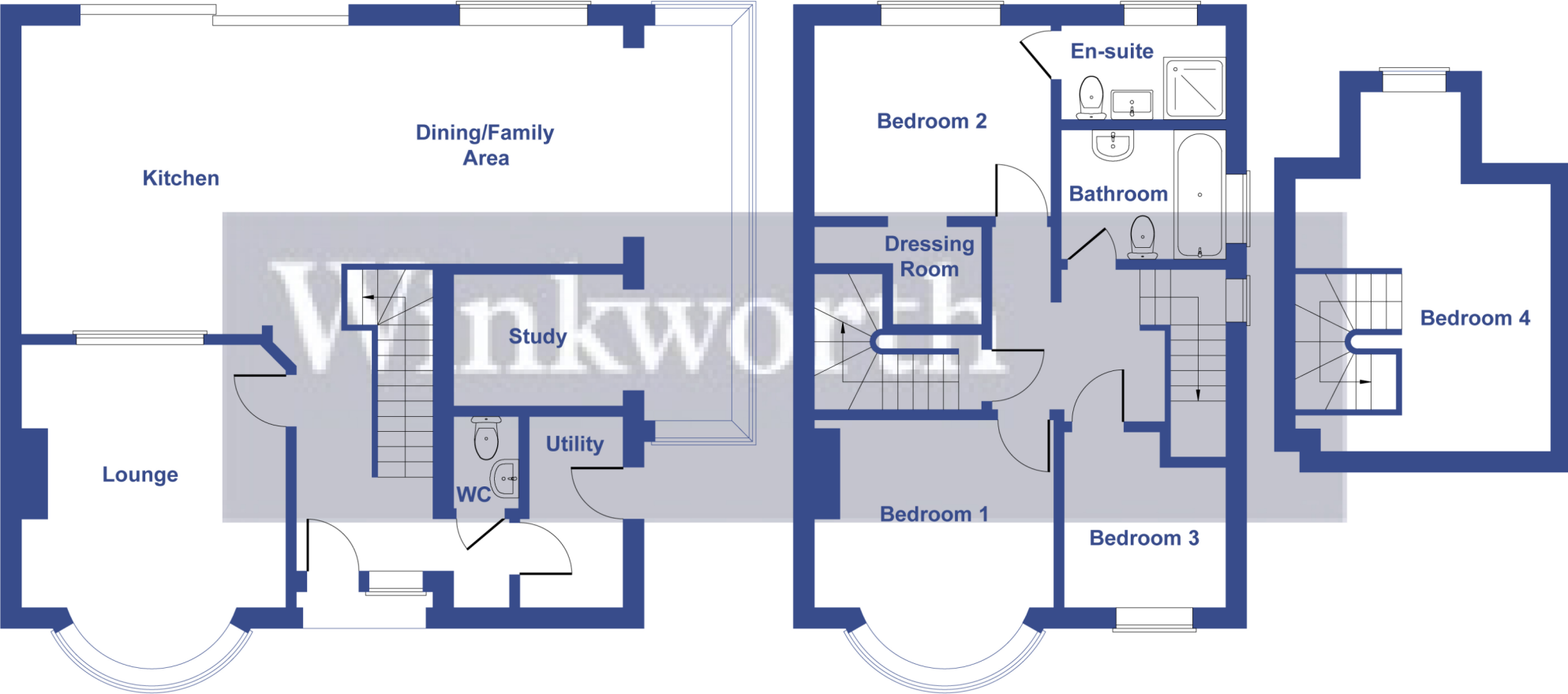
For commuters, Leamington Spa railway station (approximately 1.1 miles) provides regular direct services to London Marylebone in around 1 hour 20 minutes and to Birmingham in approximately 30–35 minutes. The town's central position within the West Midlands is further enhanced by excellent road connections, with the M40 motorway easily accessible via nearby junctions for travel north and south.

Combining a central yet tucked-away setting with immediate access to Leamington Spa's finest amenities, Lower Villiers Street offers an appealing and convenient lifestyle in one of Warwickshire's most desirable spa towns.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



3 Lower Villiers Street



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...