



Plymouth Place, Leamington Spa, CV31
£475,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this beautifully maintained three-bedroom, two-bathroom Victorian townhouse, ideally positioned on Plymouth Place in the highly sought-after area of South Leamington Spa.

This elegant bay-fronted family home combines period charm with contemporary comfort, offering versatile living over three floors including a converted lower ground level.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council Broadband: Ultra-fast Broadband Available (Checked on Ofcom Oct 2025)

Mobile Coverage: Limited Coverage (Checked on Ofcom Oct 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Nestled in the sought-after South Leamington Spa, just a short stroll from The Parade and the town's picturesque parks and botanical gardens, 114 Plymouth Place is a beautifully maintained three-bedroom Victorian terraced home full of period charm and modern comfort.

Set across three floors, this elegant property has been thoughtfully enhanced by the current owners, including a professionally converted basement (2006) with full building regulations available via Warwick District Council's Planning Portal.

Upon entering, you are greeted by an inviting entrance hall-way with original wooden flooring, leading to the main living spaces. At the heart of the home, a bright double reception room features a large shuttered bay window, central fire-place, and wooden floors, seamlessly flowing into a spacious dining area through an open archway.

To the rear, a generous kitchen diner offers an ideal space for family living, complete with integrated appliances including a dishwasher, fridge-freezer, gas hob and electric oven. French doors open directly onto a charming courtyard garden, perfect for relaxing or entertaining. Adjoining the kitchen is a practical utility room with plumbing for laundry appliances.

A staircase from the diner leads down to the lower ground floor, thoughtfully converted to provide additional living space. This level features a cosy sitting room or study, a modern shower room, and a double bedroom with useful built-in storage.

Upstairs, the first floor hosts two well-proportioned double bedrooms and a family bathroom. The master bedroom enjoys ample natural light through its bay window and includes fitted wardrobes, while the rear double bedroom overlooks the peaceful garden terrace.

Outside, the pretty courtyard garden is beautifully landscaped and includes a rear gate providing convenient access to an alleyway for bins and bikes. On-street parking is available along Plymouth Place.































About the Area

Situated on Plymouth Place in between Russell Terrace and the Radford Road, this beautiful family home is ideally situated in the heart of Leamington Spa, a short walk from the nearby restaurants and shops of Leamington Spa, (0.6 miles).

A number of Leamington Spa's famous parks and gardens are within a ten minute walk, with the Pump Room Gardens (0.4 miles), Jephson Gardens (0.4 miles) and Newbold Comyn (1 mile) being particular favourites.

There are a number of good state and private, primary and secondary schools within close proximity of Plymouth Place. Clapham Terrace Primary School (0.3 miles) and Campion School (1.1 miles) are both within easy walking distance, while the famous Warwick School (2 miles), Arnold Lodge (1.1 miles) and Rugby School (15 miles) are popular independent options.

Situated in the heart of the West Midlands, Leamington Spa is famous for its convenient national transport links. Leamington Spa Train Station (0.3 miles) is a 7 minute walk and provides a direct service to London Marylebone (1 hour 23 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is easily accessed via multiple junctions of the M40.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Plymouth Place, CV31

Approximate Gross Internal Area
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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