



Cliffe Road, Leamington Spa, CV32
£675,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are delighted to present to the market this spacious four-bedroom semi-detached family home on Cliffe Road, North Leamington.

Built in 1956 as one of the original Leamington police houses, this well-proportioned property extends to approximately 1,475 sq ft and offers generous living accommodation, a large mature garden, ample off-road parking and a detached garage with excellent potential for conversion. Perfect for young families, it combines solid 1950s construction with exciting scope to modernise and tailor the home to your own requirements.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Nov 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom Nov 25)

Heating: Gas Central Heating

Tenure: Freehold









The Finer Details

Set on one of North Leamington's most established residential streets, Cliffe Road is a substantial four-bedroom semi-detached home built in 1956 as part of the original Leamington police housing. These houses are renowned locally for their excellent plot sizes, solid construction and family-friendly layouts, and this property offers an outstanding opportunity for young families seeking space, practicality and future potential in a prime location.

The ground floor offers two well-proportioned reception rooms, including a large dual-aspect sitting room overlooking the mature rear garden, and a generous dining room ideal for family gatherings. The modernised kitchen provides excellent workspace, room for informal dining and direct access to the garden, porch and utility spaces. A bright conservatory extends the living accommodation further and is perfect for year-round enjoyment of the garden.

Upstairs, there are four bedrooms, arranged around a central landing. The three principal bedrooms are all comfortable doubles with pleasant garden or front aspects, while the fourth bedroom is currently used as a study—ideal for home working. A family bathroom completes the first floor.

The rear garden is a standout feature: deep, established and offering excellent privacy, with mature trees, lawned areas and plenty of space for children to play.

To the side sits a large detached garage with windows overlooking the garden—an ideal candidate for conversion into a studio, gym or home office, subject to the usual consents. The driveway provides ample off-street parking, and the property also benefits from solar panels, offering improved energy efficiency and lower running costs.

Cliffe Road is highly sought after with young families, not only for its peaceful setting but also for its proximity to excellent local schools, leafy parks, and Leamington Spa's thriving town centre. Properties of this size, with this level of potential and such generous gardens, are increasingly rare in North Leamington.

Cliffe Road represents a superb opportunity to shape a long-term family home in a premium location, with scope to modernise and extend to suit your needs.





















About the Area

Situated in the highly desirable North Leamington area, Cliffe Road enjoys a peaceful, tree-lined setting just a short distance from the town centre. The Parade (0.7 miles), with its excellent selection of shops, cafés and restaurants, is easily accessible, while the award-winning Jephson Gardens (1.1 miles) and the picturesque Pump Room Gardens (1.0 miles) provide beautiful green spaces for leisure and relaxation.

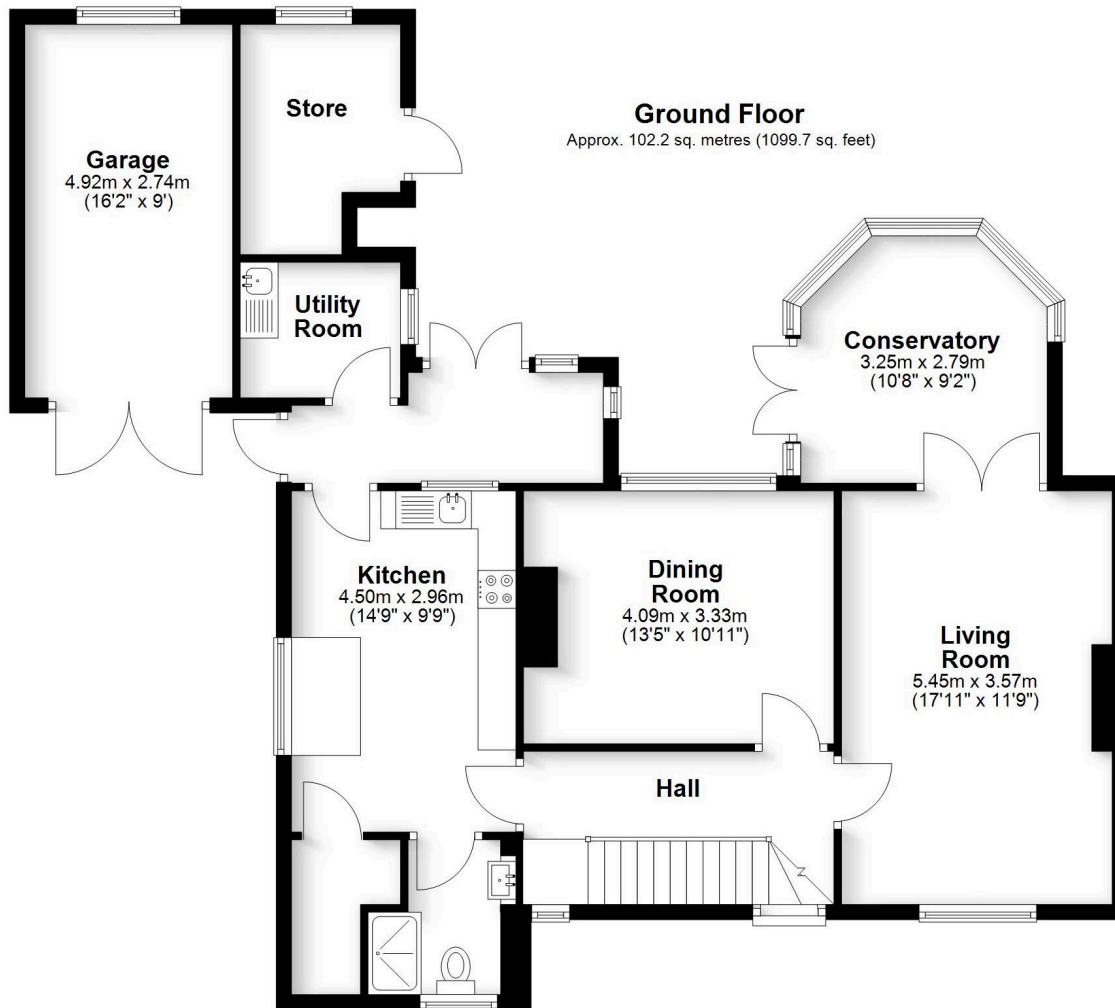
Families are exceptionally well catered for, with a number of highly regarded schools nearby. Arnold Lodge School (0.8 miles) and Kingsley School (0.6 miles) are both within walking distance, while Trinity Catholic School (450m), North Leamington School (1.8 miles) and Milverton Primary School (0.3 miles) are also close at hand.

Leamington Spa Train Station (1.2 miles) provides direct services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes), while the M40 motorway network is easily reached via multiple junctions, offering straightforward access to Oxford, London and the wider West Midlands.

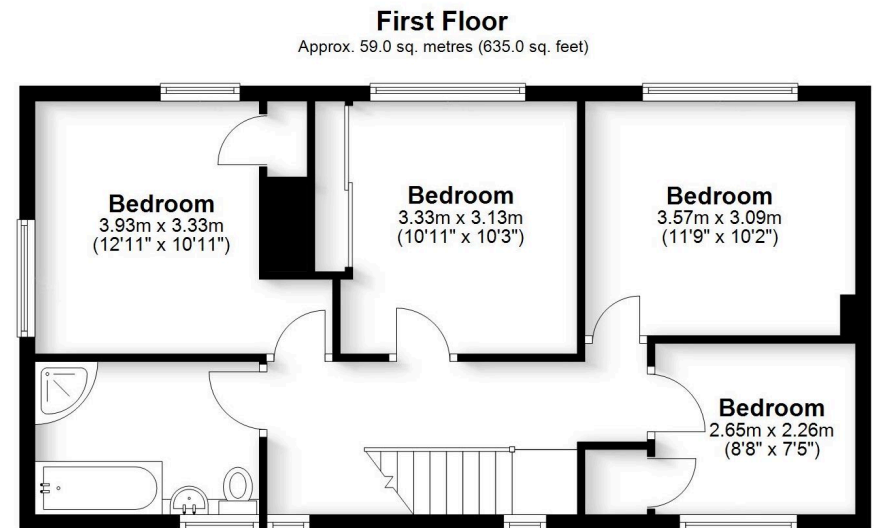
With its combination of tranquillity, convenience and strong school catchment, Cliffe Road is one of North Leamington's most sought-after residential locations — ideal for families and professionals alike.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Total area: approx. 161.2 sq. metres (1734.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact







Winkworth Leamington Spa
01926 956560

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

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