



Lillington Road, Leamington Spa, CV32  
Offer Overs £1,400,000

**Winkworth**

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## About the Property

Winkworth Leamington Spa is thrilled to present to the market this lovingly maintained and beautifully restored five bedroom, semi-detached, Victorian family home located on one of Leamington Spa's most sought after roads.

Offering versatile living across five floors, this wonderful family home tastefully blends historic charm with contemporary functionality with accommodation extending to approximately 3845 sq ft.

### Material Information:

Council Tax: Band F

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

Lillington Road is an elegant and beautifully restored Victorian semi-detached townhouse, forming the predominant section of a larger villa and located along one of Leamington Spa's most prestigious tree-lined roads, within easy reach of the Parade and the town centre.

Set over five floors and understood to date back to 1862, this substantial period home offers versatile and contemporary living accommodation extending to approximately 3845 sq ft and has been lovingly modernised by the current owners.

The ground floor opens via a pillared entrance porch into a wide and welcoming reception hall with polished timber flooring and an original turned staircase. To the front, the elegant drawing room features a sash bay window with plantation shutters, high ceilings, a wood burning stove, and interconnecting doors to the adjoining dining room—complete with a cast-iron fireplace and views towards the kitchen below and garden beyond. A contemporary guest cloakroom and deep cloak cupboard are also accessed from the hallway.

To the rear of the property, and accessed via stairs from the hallway and dining room, is the impressive, open-plan living kitchen, a true focal point of the home, flooded with light from Velux windows and twin French doors. Recently refitted to a high specification, the kitchen features Quartz worktops, a central island, Neff appliances, and sleek matt cabinetry. A cosy snug adjoins the space, offering an ideal family lounge, while a generously proportioned utility room with external access provides ample space for laundry and storage.

The cellar is accessed via the rear hallway and is prime for refurbishment into additional reception, entertaining and sleeping accommodation. There are three separate rooms, all with full ceiling height and utility area housing the gas boiler—making this space ideal for home working, hobbies, or further development.







Moving up the central staircase, visitors are welcomed to a spacious first floor half landing, where you will find a double bedroom (currently used as a study) and a luxurious family bathroom with quadrant shower and separate bath.

Continuing from the half landing, the first floor houses the principal bedroom suite, with sash window, period detailing, and a large en-suite bathroom complete with freestanding bath, twin-sized shower, and bidet. There is a spacious additional double bedroom, with views across the extension to the pretty rear garden.

The second floor provides two additional double bedrooms with Velux windows and eaves storage, along with a stylish and compact third bathroom with mosaic-tiled shower.

Externally, there is a beautifully landscaped garden with a secluded central lawn bordered by mature shrubs and flowerbeds providing both privacy and colour. There is a garden patio accessed via twin, French doors from the Kitchen as well as a raised deck, wood store and rear garden shed. To the front of Lillington Road, there is off street, gravel driveway parking for up to two vehicles.

**\*\*Agents Notes: Lillington Road falls within Leamington Spa's Conservation Area.\*\***



























## About the Area

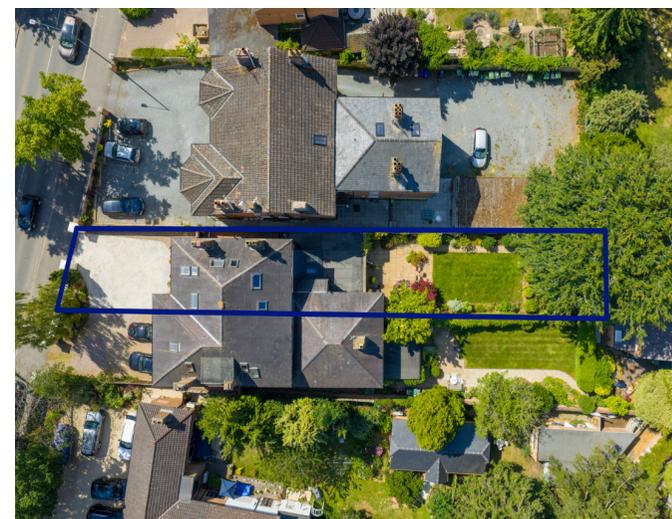
Located in the highly sought-after area of North Leamington Spa, Lillington Road is just a short stroll from the Parade (0.7 miles), Jephson Gardens (1 mile), and the town's vibrant shops and restaurants.

There is an excellent selection of both private and state primary and secondary schools nearby. Arnold Lodge (0.5 miles) and Kingsley School (0.65 miles) are both under a mile away, while North Leamington School (1.2 miles) and Lillington Primary School (0.8 miles) are also within easy reach.

There are nearby sports clubs, with the Leamington Lawn Tennis and Squash Club (1 mile) and Warwick Boat Club (2.8 miles) being particular local favourites.

Leamington Spa Train Station (1.6 miles) is a 25-minute walk, offering direct services to London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes). The M40 motorway network is easily accessible, providing convenient routes to London and the wider West Midlands.

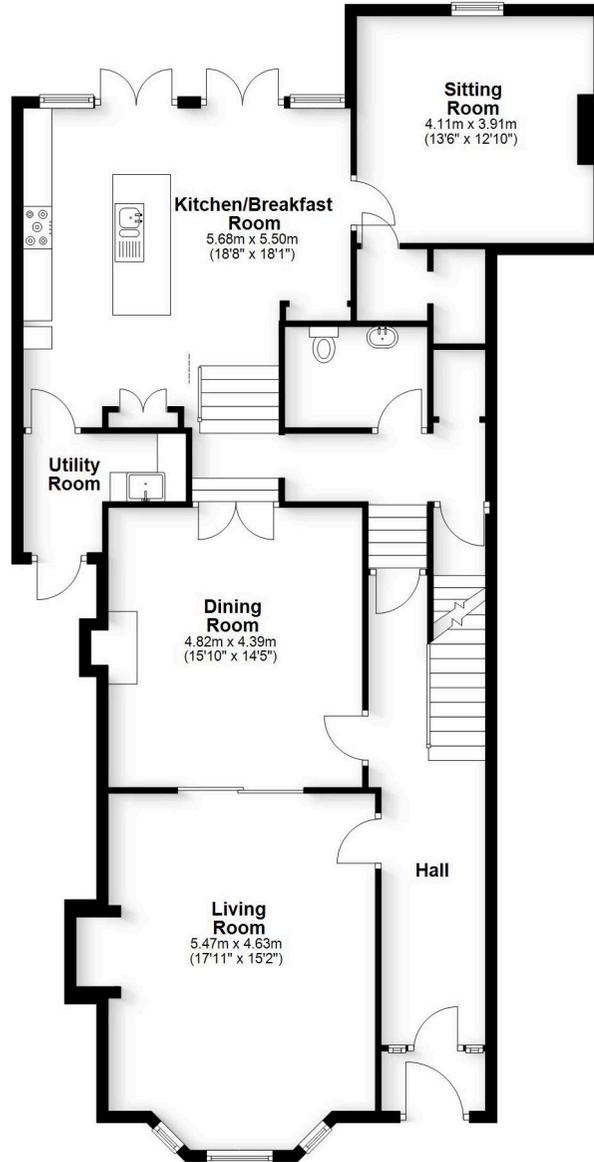
Lillington Road is situated within the prestigious Royal Leamington Spa Conservation Area.





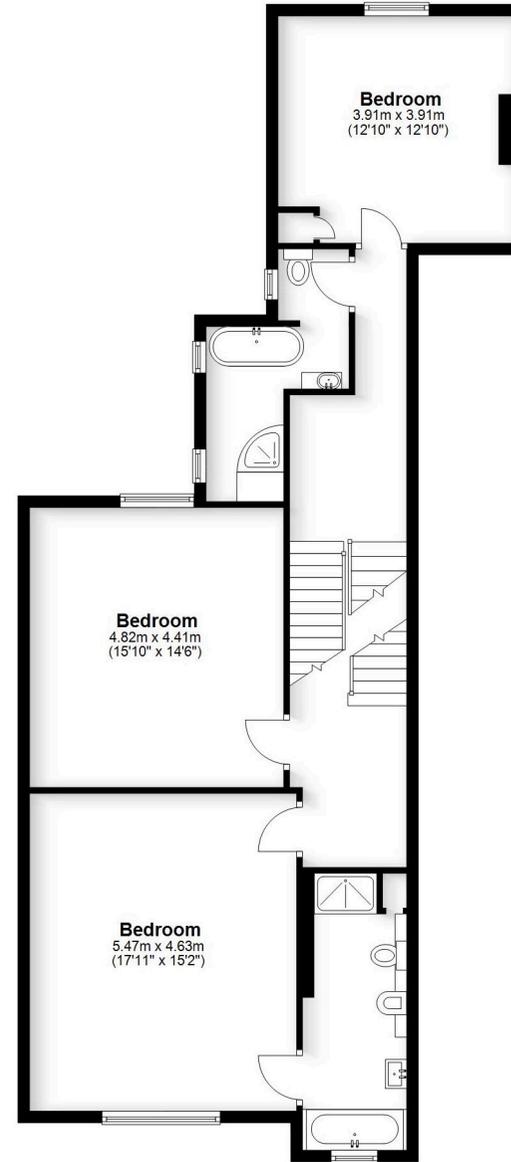
**Ground Floor**

Approx. 137.4 sq. metres (1479.3 sq. feet)



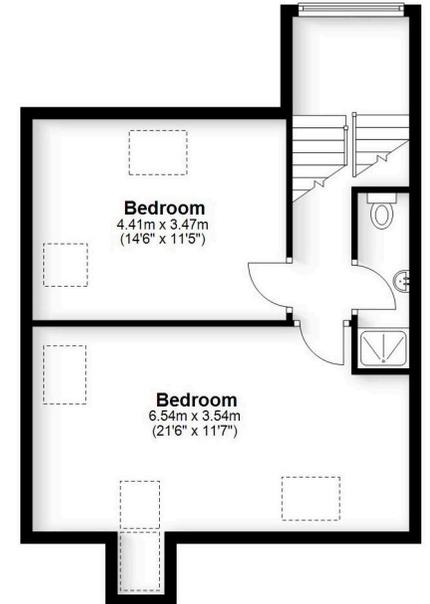
**First Floor**

Approx. 98.9 sq. metres (1064.9 sq. feet)



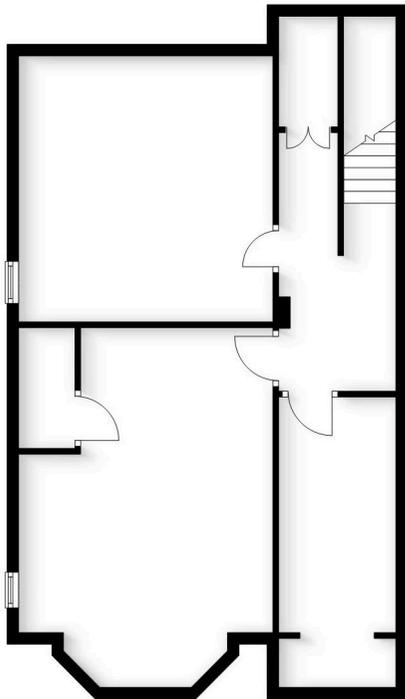
**Second Floor**

Approx. 51.0 sq. metres (548.6 sq. feet)



**Basement**

Approx. 69.9 sq. metres (752.7 sq. feet)



Total area: approx. 357.3 sq. metres (3845.5 sq. feet)





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