



Hill Close, Leamington Spa, CV32  
Offers Over £1,000,000

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## About the Property

Winkworth Leamington Spa is delighted to present this stunning contemporary family home, featuring four bedrooms and three bathrooms. Located in a peaceful corner of a highly sought-after cul-de-sac, it is just a short distance from the centre of Leamington Spa (1.1 miles).

This elegant 1950s property has been thoughtfully and extensively renovated, blending classic charm with modern design. Offering flexible living spaces across two floors, the home provides approximately 2,500 sq ft of accommodation.

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Ofcom Apr 2025)

Mobile Coverage: Limited Coverage (Ofcom Apr 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold























## The Finer Details

Upon arrival, visitors are welcomed into a bright entrance lobby that leads to the central entrance hall, where parquet flooring creates an elegant first impression. The entrance hall also provides access to the stairs leading to the first-floor landing, a modern WC/cloakroom, and all ground-floor accommodation.

The heart of the home lies in the open-plan kitchen and breakfast room, which is bathed in natural light thanks to both front and rear aspect windows. French doors open directly onto the rear garden terrace, seamlessly blending indoor and outdoor living. The kitchen is equipped with high-gloss units, under-unit lighting, granite worktops, and a range of built-in appliances, including a dishwasher, two fridge-freezers, coffee machine, and twin tower ovens. There is a large wood topped island with breakfast seating which links the kitchen to the breakfast room. Parquet flooring continues through to the breakfast room, where additional shelving offers practical storage.

Adjacent to the kitchen is a spacious utility room featuring a sink and built-in storage, alongside room for a washing machine. This room also provides internal access to a side store with front and rear external access into the garden, ideal for additional garden and internal storage.

The sitting room, located next to the breakfast room, offers a versatile space that could serve as a playroom for families or be used as a study, cinema room, or additional bedroom.

The formal dining room and adjoining study are accessed through the entrance hall. The dining room, currently used as an additional sitting room, is perfect for entertaining. The study opens directly onto the rear garden via French doors, providing a seamless transition between indoor and outdoor spaces.

One of the standout features of Hill Close is the striking, spacious contemporary extension, which sets this home apart from others. With full-height ceilings and large tri-folding doors, this stunning space is flooded with natural light and offers beautiful views over the garden. An air-source heat pump provides underfloor heating, while floating oak steps lead to a striking gallery, further enhancing the sense of space and light.

The central hallway leads to a generous first-floor landing, off which are four double bedrooms and three bathrooms. A retractable ladder offers access to additional attic storage.

The master bedroom is spacious and bright, featuring dual aspect windows with views over Hill Close and the rear gardens. The modern en-suite bathroom includes a WC, standalone basin, and a rainfall shower. All three remaining bedrooms are generously sized, with the principal guest bedroom benefiting from its own en-suite shower room. A family bathroom, located off the first-floor landing, includes a standalone bath, his-and-hers sinks, and a WC.

Externally, Hill Close boasts a beautifully maintained, mature garden to the rear. The large lawn, surrounded by mature trees, flower beds, and a terrace, creates a peaceful and private outdoor sanctuary. The terrace, which spans half the length of the house, is accessible from the kitchen and study, while an additional patio captures the sun throughout the day. The bi-folding doors from the modern extension open directly onto the lawn, further enhancing the connection between the interior and exterior spaces.

To the front of the property, a block-paved driveway provides off-street parking for up to four large vehicles. The driveway is bordered by flower beds and planted shrubs, adding to the home's curb appeal.



































## About the Area

Set on a quiet cul-de-sac in the sought after Leamington Spa suburb of Lillington, Hill Close is perfectly located for those searching for peace and serenity, a short walk from the centre of town, (1.1 miles).

Leamington Spa is famous for its baths and parks, with the historic Pump Rooms and Gardens (1.4 miles), the botanical Jephson Gardens (1.2 miles) and the expansive Newbold Comyn (1.6 miles) all within easy reach. The shops and restaurants on Regent Street (1.4 miles), Warwick Street (1.3 miles) and the Parade (1.1 miles) are all quickly accessible from Hill Close.

Leamington Spa and neighbouring Warwick have a number of sports clubs, with Leamington Lawn Tennis Club (1.5 miles), Warwick Boat Club (3.6 miles) and Leamington Rugby Club, all popular, local options to Hill Close.

There are a number of very good state and independent, primary and secondary schools in Leamington, with Lillington Primary School (0.4 miles), North Leamington School (0.7 miles) and Arnold Lodge (0.9 miles), all within easy walking distance of Hill Close. Local independent alternatives include Rugby School (13.2 miles), Princethorpe College (6.8 miles) and Warwick School (3.2 miles).

The west Midlands is famed for its national transport links with Leamington Spa Train Station (2.8 miles) offering a direct line to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes). The national motorway network is accessible via multiple junctions of the M40, and international travel from Birmingham International Airport is a short drive (17.5 miles).



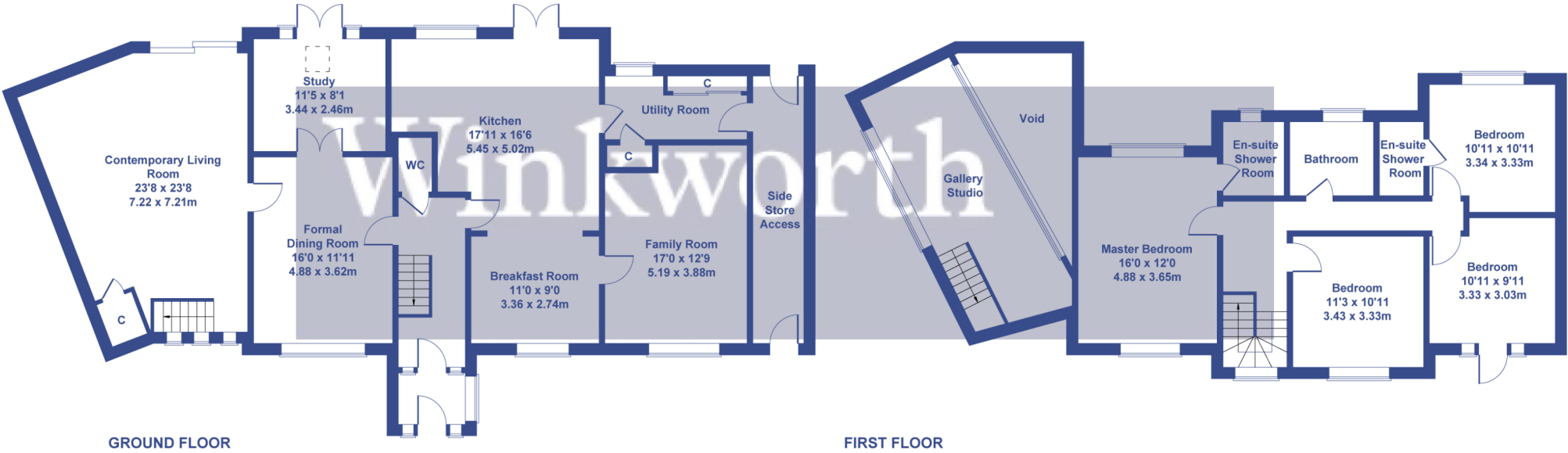






**Hill Close, Leamington Spa, CV32**

Approximate Gross Internal Area  
2433 sq ft - 226 sq m  
(Excluding Void & Gallery Studio)



Not to Scale. Produced by The Plan Portal 2025  
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