



Rugby Road, Leamington Spa, CV32  
£625,000

**Winkworth**

for every step...













## About the Property

Winkworth Leamington Spa is thrilled to present to the market this beautifully proportioned four-bedroom, two-bathroom Victorian townhouse, set over four floors and located just a short distance from the centre of Leamington Spa, (0.7 miles).

Lovingly maintained and sympathetically updated by the current owners, this handsome period home offers over 2,400 sq ft of flexible and characterful accommodation,

### Material Information

Council Tax: Band E

Local Authority: Warwick District Council

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

Mobile Coverage: Good/Variable Coverage (Checked on Ofcom July 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold











## The Finer Details...

Rugby Road is a beautifully proportioned four-bedroom, two-bathroom Victorian townhouse, set over four floors and perfectly situated an easy walk from Leamington Spa's town centre (0.7 miles) and its various shops, restaurants and green spaces.

Lovingly maintained and sympathetically updated by the current owners, this handsome period home offers over 2,400 sq ft of flexible and characterful accommodation, blending original architectural features with stylish contemporary touches throughout.

A classic pillared portico and wrought iron gate lead to an elegant brick-walled courtyard garden, setting the tone for the charm and grace that lies within. Inside, high ceilings, deep skirting boards, and feature fireplaces evoke the grandeur of the Victorian era, while large bay windows flood the interiors with natural light.

The ground floor is arranged around a welcoming hallway, leading to a generous formal sitting room to the front, complete with a log-burning stove set within an original fireplace and a wide bay window that frames the outlook onto Rugby Road.

To the rear, the heart of the home is a beautifully appointed breakfast kitchen, featuring classic shaker-style cabinetry, a wooden worktop, central island with integrated sink, and built-in Bosch oven. A second period fireplace adds character, while expansive rear windows create a bright and sociable space ideal for family living and entertaining.







To the rear of the ground floor, a utility room provides practical convenience with fitted cabinetry, a sink, and integrated appliances. A rear door leads directly to the private, walled courtyard garden.

The lower ground floor, with generous ceiling height and a footprint matching the main floor above, offers exciting scope for conversion. With plumbing and lighting already in place, this level presents a blank canvas for a home office, cinema room, guest suite, or gym, subject to necessary permissions.

The elegant staircase rises to the first floor, where three well-proportioned bedrooms are arranged around a central landing. The principal bedroom, located at the front, features a bay window and generous proportions. A second double bedroom, to the rear, offers tranquil views over the garden, while the third bedroom, currently used as a study, is perfect for flexible use. A beautifully fitted family bathroom completes this level, featuring a roll-top bath, walk-in shower, washbasin, and WC.

Occupying the top floor, the fourth bedroom forms an expansive principal suite, benefiting from its own en-suite shower room and ample space for a dressing area or study nook.

Outside, the private rear courtyard garden is enclosed by original brick walls and offers an attractive space for outdoor dining or relaxation. A side gate provides easy access from the front. Just a short walk away, a single garage en bloc, located off Fairlawn Close, offers secure parking or useful storage.





































## About this Area

Located in the desirable Milverton district of North Leamington Spa, Rugby Road enjoys a prime position just under a mile from the town centre (0.9 miles), with its renowned Regency architecture, boutique shopping, cafés, and cultural venues.

The property is ideally placed for access to a wide range of highly regarded schools, both state and independent. Local options within walking distance include Milverton Primary School (0.6 miles), Brookhurst Primary (0.7 miles), and Trinity Catholic School (0.5 miles). Excellent independent choices are also close by, including Arnold Lodge School (0.9 miles), The Kingsley School (0.8 miles), and Warwick School (2.1 miles).

For those with an active lifestyle, the area is well served by popular local sports clubs, including Leamington Lawn Tennis & Squash Club (0.3 miles) and Warwick Boat Club (2.1 miles), both of which offer excellent facilities in picturesque settings.

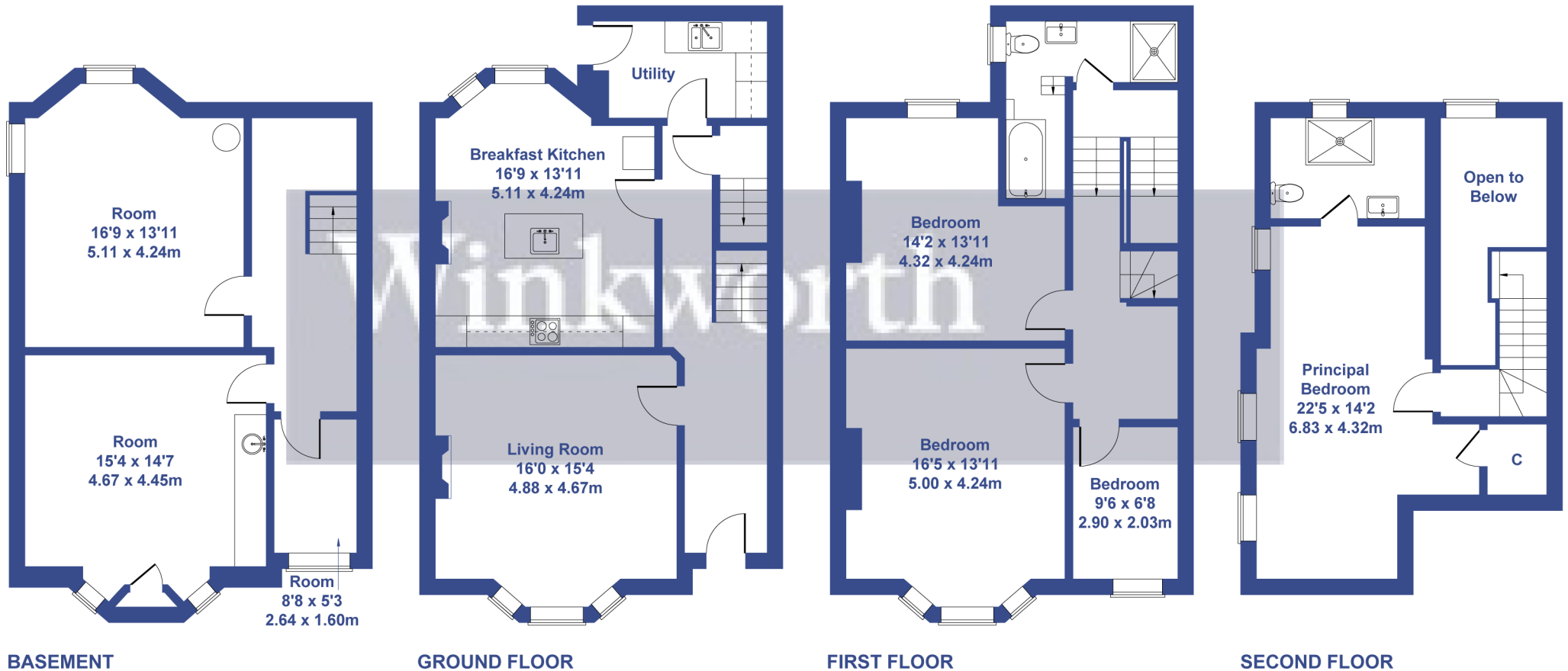
Leamington Spa's central location within the West Midlands makes it exceptionally well connected. Leamington Spa railway station (1.2 miles) provides direct services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham (33 minutes). The M40 motorway is easily accessible via several nearby junctions, and Birmingham International Airport is approximately a 40-minute drive, offering an extensive range of domestic and international flights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



# Rugby Road, Leamington Spa, CV32

Approximate Gross Internal Area  
2498 sq ft - 232 sq m



Not to Scale. Produced by The Plan Portal 2025  
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Winkworth

019 2695 6560

Winkworth Leamington Spa  
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY  
[leamingtonspa@winkworth.co.uk](mailto:leamingtonspa@winkworth.co.uk)

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