



Plymouth Place, Leamington Spa, CV31  
Offers Over £500,000

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## About the Property

Winkworth Leamington Spa are pleased to present to the market Plymouth Place, Leamington Spa, a handsome four-bedroom Victorian end-of-terrace home, occupying a prominent corner position within this highly regarded location, just a short walk from the town centre, Jephson Gardens and the train station.

Set over three floors plus a converted cellar, the property offers generous and versatile accommodation, blending classic period character with modern updates. Recently redecorated and exceptionally well cared for, this is a home that will appeal to buyers seeking flexible living space in a prime Leamington setting.

### **Material Information:**

Council Tax: Band C

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Dec 2025)

Mobile Coverage: Limited Coverage (Checked on Ofcom Dec 2025) | Heating: Gas Central Heating | Listed: No

Tenure: Freehold







## The Finer Details

The property is approached via a wrought iron frontage and opens into a welcoming entrance hall, which immediately sets the tone with original detailing and a sense of scale typical of houses of this era.

To the front of the house sits an elegant sitting room, flooded with natural light through a large bay window and centred around a feature fireplace, creating a warm and inviting reception space. This open plan space flows seamlessly into a second reception room, currently arranged as a formal dining room, ideal for entertaining and family life, with views towards the rear of the house.

To the rear, the separate kitchen is well appointed with a contemporary range of units, ample worktop space and integrated appliances. French doors open directly onto the rear courtyard garden, creating a natural connection between indoor and outdoor living and making this an excellent space for everyday use and entertaining. A separate WC completes the ground floor accommodation.

The fully tanked and building-regulation-approved cellar has been converted to create an impressive open-plan bedroom and study area. This versatile space is ideal as a guest suite, home office, studio or additional living accommodation, offering excellent ceiling height and a calm, practical layout.

Rising to the first floor, the principal bedroom is a generous double, positioned to the front of the house and enjoying large sash windows and ample space for freestanding furniture. Two further bedrooms are located on this level, both well proportioned and suitable for family use, guests or home working.

The family bathroom is smartly presented and fitted with a modern suite, while retaining a timeless and neutral finish.

Externally, the rear courtyard garden is a private and low-maintenance space, enclosed by brick walls and ideal for outdoor dining and summer evenings. On-street parking is available to the front and surrounding roads.

\*\*This property falls within the Leamington Spa Conservation Area\*\*

























## 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.









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