



Cloister Crofts, Leamington Spa
£1,075,000

Winkworth

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About the Property

Winkworth Leamington Spa are delighted to present to the market this much beloved, five bedroom, two bathroom family home occupying an enviable plot on one of Lillington's most prominent roads, close to the centre of Leamington Spa (1.1 miles).

Having been tastefully renovated by the current owners, Cloister Crofts offers contemporary and versatile family living with living accommodation set across two floors and extending to approximately 2465 sq ft.

Material Information:

Council Tax: Band F

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

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom May 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Upon arrival, a spacious entrance hallway welcomes guests and offers access to the principal reception rooms as well as stairs to the first floor. A practical coat and boot area, a cloakroom/WC, and useful under-stairs storage are also accessed via the entrance hall. Underfloor heating runs the length and breadth of the ground floor.

At the heart of the home lies a stunning open-plan kitchen/dining room with an adjoining snug, featuring a secondary staircase to the first floor. This versatile and contemporary space is perfect for both family life and entertaining, with large bi-folding doors opening onto the rear patio and garden, bathing the space in natural light.

The kitchen itself is thoughtfully designed with a large central island, illuminated by stylish pendant and under counter mood lighting, and boasts a suite of high-quality integrated appliances including twin dishwashers, induction hobs, double ovens, and a Quooker tap. A walk-in pantry provides excellent additional storage, while the generous countertops offer abundant workspace.

Adjoining the kitchen is a large utility room, fitted with a farmhouse-style sink and ample space for both a washing machine and tumble dryer—ideally suited to the needs of a busy household. Internal access to the garage is available from the utility, with the garage benefitting from full electrics, lighting, a Hormann rolling-shutter door (with Bluetooth connectivity), and access to the rear garden.

To the rear of the house, a formal sitting room offers bi-folding doors to the terrace and a large picture window that beautifully frames the garden beyond. A versatile study/playroom with front-facing windows completes the ground floor accommodation.

The central staircase leads to a bright and spacious landing, providing access to four of the five well-proportioned double bedrooms and a stylish family bathroom.

The master bedroom, situated at the centre of the first floor, is a generous double with large windows, a beautifully fitted walk-in wardrobe featuring custom-built shelving and hanging space, and access to a sleek Jack-and-Jill en-suite shower room. This en-suite also connects to the secondary landing, accessible via the snug's staircase.

There are four further double bedrooms of varying sizes, one of which also benefits from access to the Jack-and-Jill bathroom. The family bathroom is finished in a modern style and includes a bath with overhead shower, WC, and standalone basin.

Externally, the house is framed by a lush wrap-around lawn, bordered by flowerbeds, shrubs and mature trees that provide privacy and a tranquil, green outlook. A central patio, accessed by elegant bi-folding doors—one from the dining area and another from the sitting room—is ideal for alfresco dining, and entertaining guests. There is driveway parking for up to four vehicles in addition to the garage, and EV car charging is provided.





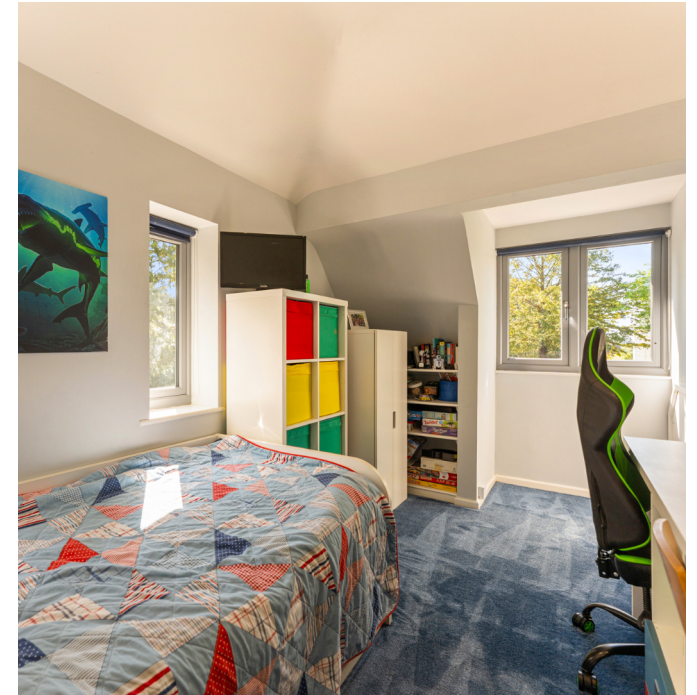






















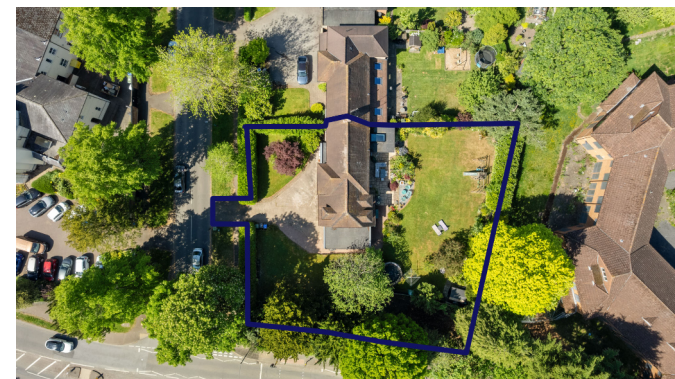
About the Area

Set on this highly desirable road in the sought after Leamington Spa suburb of Lillington, Cloister Crofts is perfectly located for those searching for space and tranquility, a short walk from the centre of town, (1.1 miles).

Leamington Spa is renowned for its historic charm, parks, and spa heritage. The elegant Royal Pump Rooms and Gardens (1.4 miles), the beautifully landscaped Jephson Gardens (1.2 miles), and the open spaces of Newbold Comyn (1.6 miles) are all within close proximity. For shopping and dining, Regent Street (1.4 miles), Warwick Street (1.3 miles), and The Parade (1.1 miles) offer a wide selection of boutiques, cafés, and restaurants.

Families will appreciate the excellent range of schools nearby. Telford Infant School (1.1 miles), Lillington Primary School (0.4 miles), North Leamington School (0.7 miles), Kingsley School (0.8 miles) and Arnold Lodge (0.9 miles) are all within walking distance. Esteemed independent options such as Warwick School (3.2 miles), Kings High School (4 miles), Princethorpe College (6.8 miles), and Rugby School (13.2 miles) are also within convenient reach.

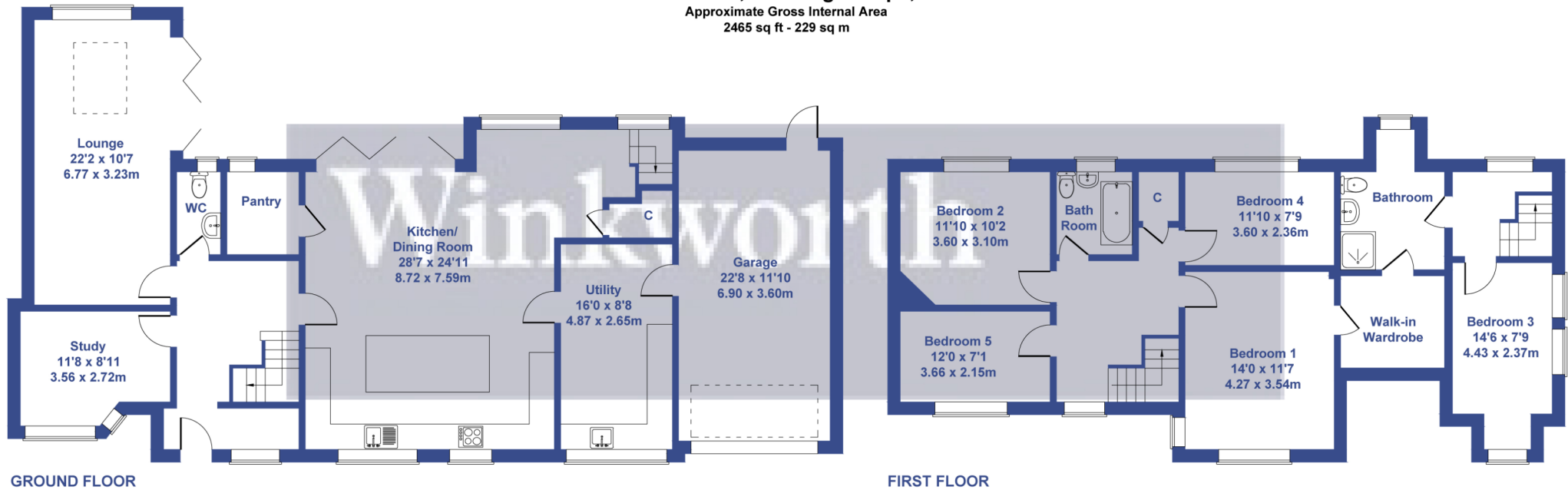
Cloister Crofts is well-positioned for travel across the region and beyond. Leamington Spa train station (2.8 miles) offers direct services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes). The national motorway network is easily accessed via multiple junctions of the M40, and Birmingham International Airport is just 17.5 miles away.





Cloister Crofts, Leamington Spa, CV32

Approximate Gross Internal Area
2465 sq ft - 229 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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