



Magnolia Drive, Whitnash, CV31
£750,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa are pleased to present to the market 12 Magnolia Drive, Whitnash, a substantial and beautifully upgraded five-bedroom detached family home, occupying a prime position with open views towards the adjacent golf course. Thoughtfully improved by the current owners, the property combines generous, flexible accommodation with a strong focus on modern living and energy efficiency.

Set back behind an extended driveway with parking for up to four vehicles and a double garage, this impressive home is offered chain free and will appeal strongly to growing families and upsizers seeking space, comfort and convenience within easy reach of Leamington Spa, local schools and commuter links.

Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

Mobile Coverage: Limited Coverage

Heating: Gas Central Heating

Listed: No | Tenure: Freehold











The Finer Details

The front door opens into a welcoming entrance hall, giving immediate access to the principal reception rooms. To the front of the house sits a generous sitting room, enjoying excellent natural light, from a generous square bay window, and providing a comfortable retreat for everyday living.

Also to the front is a versatile home office/snug, ideal for remote working or use as a playroom or additional reception space. A ground floor cloakroom is positioned off the hallway.

The formal dining room sits to the rear of the house, located off the central entrance hall and has views across the garden.

To the rear of the property lies the heart of the home: a superb open-plan kitchen/dining room, refitted and finished to a high standard with contemporary units, integrated appliances and ample space for a large dining table. French doors open directly onto the re-landscaped terrace, creating a seamless connection between inside and out. A separate utility/laundry room sits off the kitchen, providing additional storage and practicality with internal access to the garage.

Upstairs, the bedrooms and family bathroom are accessed via a spacious, carpeted landing. The principal bedroom suite is an impressive space, benefitting from a dressing area and a modern en-suite shower room. A second double bedroom also enjoys its own en-suite, making it ideal for guests or older children. Three further well-proportioned bedrooms are served by a stylish family bathroom, upgraded by the current owners with new tiling and contemporary finishes.

Outside

The rear garden has been comprehensively re-landscaped to create a generous, family-friendly space. An extended paved terrace provides the perfect setting for outdoor dining and entertaining, with a lawn beyond. A hot tub is positioned on the terrace and is available by separate negotiation.

To the front, the extended driveway leads to a double, tandem garage, which benefits from a Tesla EV charging point.

Energy Efficiency & Practicalities

The property is freehold and benefits from solar panels alongside gas central heating, helping to improve energy efficiency and reduce running costs.

























About the Area

Situated on the popular Magnolia Drive in Whitnash, this wonderful family home enjoys a quiet, semi-rural position to the south of Royal Leamington Spa, combining everyday convenience with easy access to open countryside. Leamington Spa town centre is a short drive away (approximately 2.2 miles), offering the full range of shops, cafés and restaurants found along The Parade, together with the town's renowned parks and cultural attractions.

Whitnash has a strong sense of community and is particularly well served by local amenities. The area offers a selection of neighbourhood shops and services, public houses, and a thriving sports and social club, while nearby leisure facilities include Leamington & County Golf Club. Several well-maintained parks and green spaces provide excellent outdoor amenities for families and dog walkers alike.

The location is also popular with families due to its access to a range of well-regarded state primary and secondary schools, together with convenient access to Leamington Spa and Warwick's highly regarded independent schools, including Warwick School.

Connectivity is excellent. Leamington Spa railway station (approximately 2.1 miles) provides direct services to London Marylebone in around 1 hour 20 minutes and Birmingham in approximately 33 minutes, while the M40 motorway is easily accessed for travel across the Midlands and beyond.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





TOTAL: 159 m2
 Ground floor: 80 m2, **First Floor: 79 m2**
 EXCLUDED AREAS: GARAGE: 26 m2, ELECTRICAL ROOM: 1 m2, PATIO: 24 m2,
 WALLS: 16 m2





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