



Harper Close, Warwick Gates, CV34
Offers Over £550,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this attractive four-bedroom detached family home on the highly sought-after New Warwick Gates development.

Built in 2021 and still under its NHBC warranty (expires 2031), the property was originally used as the developer's sales office, and provides exceptional and versatile living over three floors with accommodation extending to approximately 1305 sq ft.

Material Information:

Council Tax: Band F

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

Mobile Coverage: Limited Coverage (Checked on Ofcom Nov 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Occupying a desirable corner position just off Harbury Lane, Harper Close benefits from a larger-than-average garden frontage, a tandem driveway for two vehicles and a large single garage positioned to the rear.

On entering, a wide and welcoming entrance hall sets the tone for the space and flow throughout. To the right is a generous living room, dual aspect with windows to the front and side, creating a wonderfully light and inviting space. There is Amtico flooring throughout the ground floor with high quality carpeting on the upper floors.

To the right, the kitchen and dining room extend across the rear of the property, overlooking the garden through French doors. The kitchen provides excellent storage with contemporary units, integrated high-end appliances (including dishwasher, fridge freezer and washing machine), and a gas hob with electric oven. A downstairs cloakroom/WC and useful under-stairs storage complete the ground floor.

The first floor offers a bright landing area, giving access to two well-proportioned double bedrooms, a family bathroom, and an airing cupboard housing the hot water system for excellent pressure. The main bedroom benefits from fitted wardrobes and a private en-suite shower room. The fourth bedroom, partially used as a study, is also a generous double with fitted storage.

The second floor provides a further two double bedrooms, both featuring fitted wardrobes. One of the bedrooms has direct access to a shared shower room, ideal for guests or older children.

Outside, the corner plot position gives the property a generous wrap-around frontage and additional privacy. The rear garden is walled, recently landscaped by the current owners with a state of the art pergola, complete with screens, sleeper-edged beds, lawn and patio seating area — perfect for outdoor dining and making the most of the sun throughout the day. There is gated access on both sides of the house and a large garage with parking for two cars in front.































About the Area

Tucked away on the edge of the New Warwick Gates development, Harper Close is a peaceful residential street positioned between Warwick and Royal Leamington Spa. The area offers the best of modern suburban living, with green spaces, play areas, and local amenities all within easy reach, while still providing quick access to both town centres for shopping, dining, and leisure.

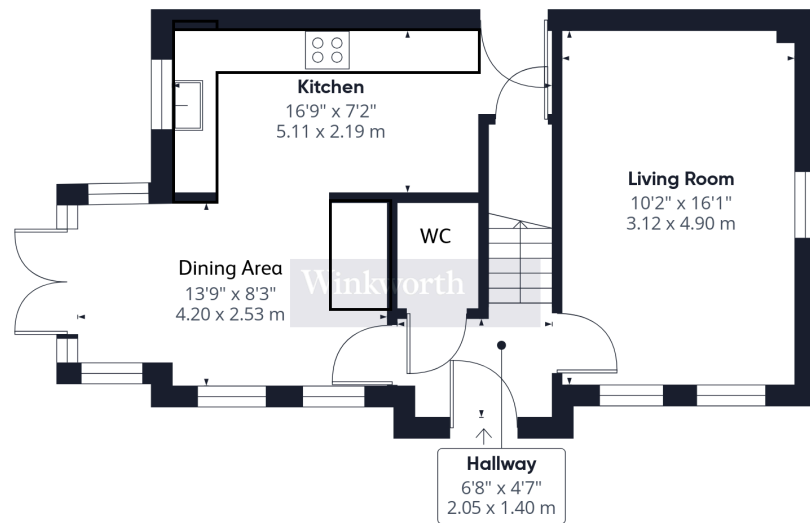
Several of Warwick's and Leamington Spa's scenic outdoor spaces are a short walk or cycle away, making the location particularly appealing to families and those who enjoy time outdoors. St. Nicholas Park (2.3 miles) and Victoria Park (2.8 miles) offer riverside walks, open parkland, and recreational facilities, while Warwick Gates itself benefits from landscaped cycle routes and footpaths weaving through the development.

The area is well served by a selection of reputable schools. Heathcote Primary School (300m) is within walking distance, with Myton School (2.8 miles) and Aylesford School (5.1 miles) close by. Independent options include Kings High School (2.4 miles), Warwick School (2.2 miles), and Arnold Lodge School (3.2 miles).

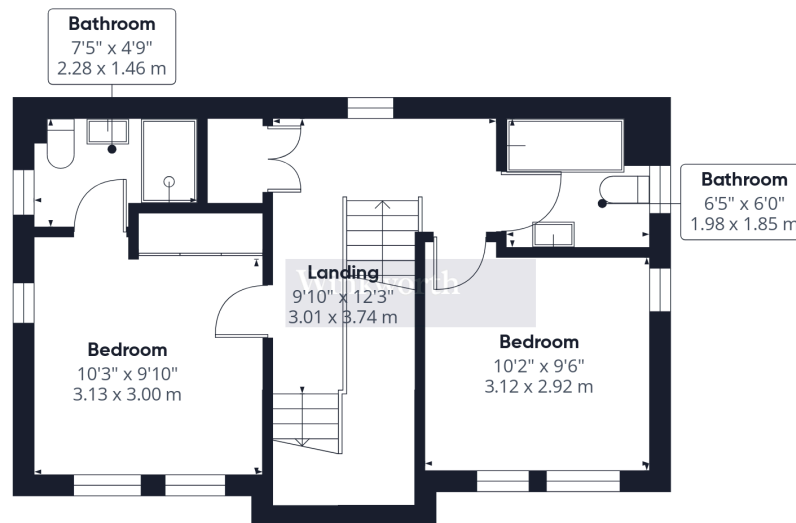
Ideally positioned for commuters, Warwick Gates benefits from excellent transport connections. Leamington Spa Train Station (2.5 miles) and Warwick Parkway (6.7 miles) offer direct rail services to London Marylebone and Birmingham. The property is also well placed for road links, with the M40 accessible via nearby Junctions 13 and 14, making regional and national travel convenient.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

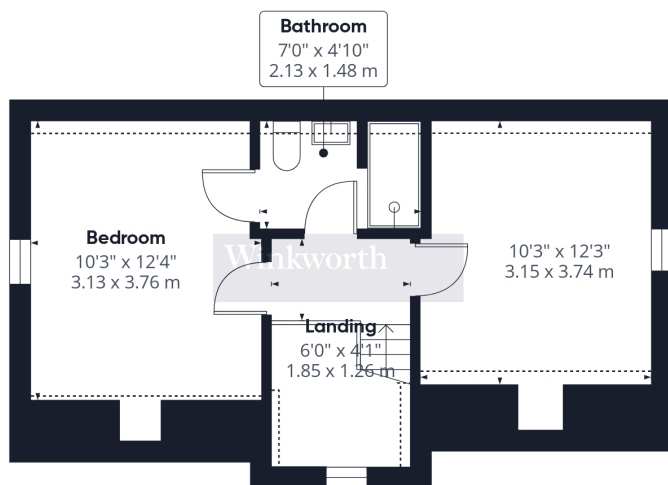




Ground Floor



First Floor



Second Floor



Approximate total area⁽¹⁾

1305 ft²

121.3 m²

Reduced headroom

35 ft²

3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...