



Quarry Street, Leamington Spa, CV32  
Offers Over £375,000

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## About the Property

Winkworth Leamington Spa are delighted to present to the market 44 Quarry Street, a beautifully presented Edwardian mid-terraced home positioned within the highly sought-after Milverton pocket of north west Leamington Spa.

Located on a quiet residential street just moments from local amenities and within comfortable walking distance of the town centre, this charming two-bedroom home offers generous proportions and a superb rear garden.

### **Material Information:**

Council Tax: Band B

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Variable Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





## The Finer Details

Extending to approximately 857 sq ft, Quarry Street combines character features with modern styling, including a spacious through lounge/dining room, an extended dining kitchen opening onto the garden and a recently upgraded family bathroom. A fantastic opportunity to acquire a turnkey home in one of Leamington's most desirable neighbourhoods.

### Entrance Hall

A welcoming entrance hallway with tall ceilings and attractive wood-effect flooring sets the tone for the property. Stairs rise to the first floor, with access through to the principal reception space.

### Open Plan Sitting / Dining Room

A wonderfully bright and well-proportioned through reception room measuring almost 23ft in length. The living area to the front enjoys a large bay window allowing excellent natural light, while the dining area to the rear overlooks the garden. Character detailing including picture rails complements the modern décor, creating a versatile space ideal for both entertaining and everyday living.

### Extended Kitchen

Positioned to the rear, the extended kitchen provides an impressive and highly functional space. Fitted with solid timber wall and base units, complemented by stone composite worktops and matching splashbacks, the kitchen is both practical and stylish. Integrated appliances include a double oven, five-ring gas hob with extractor, dishwasher, washing machine, fridge and freezer. There is also a useful larder/storage cupboard. The raised, bar style dining area to the rear benefits from excellent natural light and double doors opening directly onto the garden — perfect for indoor-outdoor living during the warmer months.

### Bedroom One

A generous double bedroom positioned to the front of the property, featuring tall ceilings and excellent natural light from the double-glazed window.

### Bedroom Two

A second well-proportioned double bedroom overlooking the rear garden, offering flexibility as a guest bedroom, nursery or home office.

### Family Bathroom

Recently upgraded by the current owners, the bathroom is stylishly finished and beautifully presented. The suite comprises a freestanding bath, separate glazed shower enclosure, wash hand basin and low-level WC. Contemporary tiling, patterned flooring and a chrome heated towel rail complete the space.

### Garden

A particular highlight of this home is the excellent-sized rear garden. A generous Indian sandstone patio provides the perfect setting for al fresco dining and entertaining, with a pathway leading past a lawned section bordered by mature planting. To the rear of the garden is a pebbled seating area and timber shed, offering useful storage. The garden is private and well-established — an ideal outdoor retreat within this central location.

















## About the Area

Quarry Street sits within the highly regarded Milverton area of Royal Leamington Spa, a prime north Leamington location known for its attractive period homes, village-like feel and excellent proximity to the town centre. The setting offers a refined balance of residential calm and everyday convenience, making it one of the town's most sought-after neighbourhoods.

Leamington Spa town centre and The Parade are approximately 0.9 miles on foot (around 1.1 miles by road), providing an exceptional range of independent boutiques, cafés and restaurants. The local amenities of Rugby Road, including convenience stores, coffee shops and well-regarded pubs, are just a short stroll away. The highly regarded Leamington Lawn Tennis and Squash Club is approximately 0.4 miles away, offering excellent sporting and social facilities.

The historic centre of Warwick lies approximately 2.5 miles by road, while Leamington Spa railway station is around 1.3 miles away, providing direct services to London Marylebone and Birmingham. Access to the M40 is straightforward, ensuring convenient regional and national connectivity.

Combining elegant surroundings, excellent local amenities and outstanding transport links, Quarry Street represents a premium and highly desirable Milverton address.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



44 Quarry Street, Leamington Spa, CV32 6AU



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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