



Lillington Road, Leamington Spa, CV32  
£1,250,000

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## About the Property

Winkworth Leamington Spa are pleased to present to the market 19 Lillington Road, Leamington Spa, a handsome and immaculately maintained detached family home, originally dating from the 1920s and occupying a highly regarded and convenient residential position.

Set well back from the road behind electric gates, the property enjoys a generous in-and-out driveway, excellent privacy and a beautifully landscaped rear garden, making it an ideal long-term home for families and discerning upsizers alike.

### Material Information:

Council Tax: Band G

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Jan 2026)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Jan 2026)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







## The Finer Details

A welcoming front porch opens into a bright and elegant entrance hall, finished with limed oak flooring that continues seamlessly into a versatile study/playroom, ideal for modern family living or home working. From the hallway, steps lead down to a stylish guest cloakroom, fitted with high-quality Porcelanosa sanitary ware.

The drawing room is a particularly impressive reception space, featuring a bay window, fireplace, Contura log burner and bespoke alcove shelving, creating a warm yet refined setting for everyday living and entertaining.

At the heart of the home is the generous open-plan kitchen, breakfast and family room, thoughtfully designed for modern living. The bespoke Harvey Jones kitchen is centred around a substantial island with breakfast bar, complemented by white granite worktops and Mandarin Stone tiled flooring. A useful larder cupboard provides additional storage, while integrated appliances include two AEG ovens, an Elica Nikola Tesla induction hob with integrated extractor, a Miele dishwasher and a fridge. This space flows naturally into the family seating area, creating a superb hub for day-to-day life.

Steps lead down from the kitchen into the dining room, a delightful space enjoying garden views from windows on four sides and offering a wonderful setting for both formal entertaining and family occasions. Adjacent to the dining room is a practical utility room, fitted with wooden worktops and providing space for a washing machine, dishwasher and tumble dryer, with access through to the attached garage.

The first floor is arranged around a central landing and offers four bedrooms and two bathrooms.

The principal bedroom suite is a generous and elegant space, benefitting from bespoke fitted wardrobes and a newly renovated en-suite bathroom featuring a freestanding bath, walk-in shower and Porcelanosa fittings.

There are two further double bedrooms and a spacious single bedroom, all well proportioned and filled with natural light, served by a well-appointed family shower room.























## The Gardens

The rear garden is a true highlight of the property—exceptionally private and ideal for family life. A large paved terrace extends directly from the living accommodation, providing the perfect space for outdoor dining and entertaining. Box hedging subtly divides the terrace from the expansive lawn beyond, with steps leading down and guiding the eye through the length of the garden.

Several thoughtfully positioned seating areas are dotted throughout, including an established pergola offering sheltered outdoor space. The garden is richly planted with a variety of mature trees, including apple, acer, eucalyptus, cherry blossom, fig and Indian bean, creating year-round interest and a strong sense of seclusion. A discreet log store is tucked away, and there is convenient access to the attached garage.

To the front, the garden has been carefully landscaped and features a striking multi-stem silver birch. The gated in-and-out driveway, with electric gates and intercom system, provides parking for approximately five vehicles. A gated external store houses the bin store and an EV charging point.











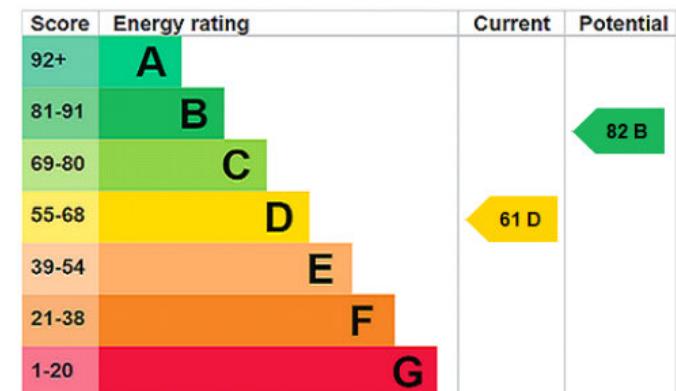
## About the Area

Lillington Road is situated within one of Leamington Spa's most desirable residential areas, a leafy and well-established neighbourhood just north of the town centre.

The location is perfectly suited to families and commuters alike, with a wealth of amenities within walking distance, including independent cafés, restaurants, boutique shops and bars. The beautifully maintained Jephson Gardens (0.8 miles) and Newbold Comyn (1.1 miles) are also close by, offering excellent recreational space.

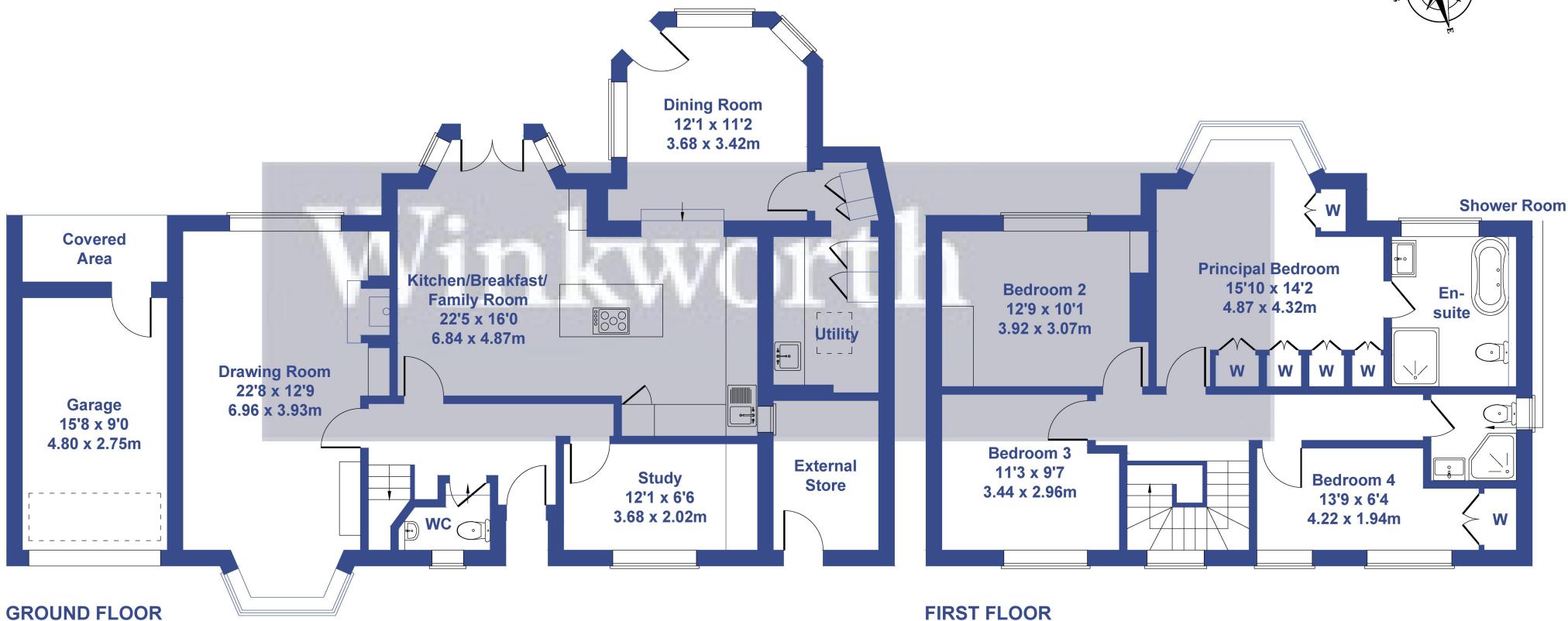
Schooling is a particular strength, with highly regarded state and independent options nearby, including North Leamington School (0.9 miles), Telford Junior and Infant School (1.5 miles), Lillington Nursery and Primary School (0.6 miles), Arnold Lodge (0.4 miles) and The Kingsley School for Girls (0.5 miles). The prestigious Warwick schools are also within easy reach.

Transport links are excellent, with Leamington Spa railway station (1.5 miles) within walking distance, offering direct services to Birmingham and London Marylebone, while the M40 (Junctions 13, 14 and 15) provides swift access to the Midlands and the South East.





## Lillington Road, Leamington Spa, CV32



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Winkworth Leamington Spa  
01926 956560

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

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