



Willes Road, Leamington Spa  
Offers Over £775,000

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## About the Property

Winkworth Leamington Spa is pleased to present to the market this beautifully modernised four bedroom, three bathroom family home which forms the predominant portion of this beautiful Regency townhouse.

Within a short walk of the Jephson Gardens (330m) and the Parade (180m), the wonderful family home offers flexible and stylish living across four floors with accommodation extending to approximately 2151 sq ft.

### Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available  
(Checked on Ofcom June 25)

Mobile Coverage: Limited/ Likely Coverage  
(Checked on Ofcom June 25)

Heating: Gas Central Heating

Listed: Grade II Listed

Tenure: Freehold











## The Finer Details

Occupying the principal portion of a handsome Grade II listed Regency town-house, this elegant four-bedroom, three-bathroom residence on Willes Road offers beautifully modernised accommodation in the very heart of Leamington Spa.

Thoughtfully arranged across four spacious storeys and extending to approximately 2,151 sq ft, the property blends period charm with contemporary design to create a versatile and stylish family home.

Upon entering, a welcoming entrance hallway with the original central staircase provides an immediate sense of space and character, while offering access to the main living areas on the ground floor.

The ground floor is centred around a generous double reception room, currently configured as an open-plan kitchen/diner and sitting room. With full-height ceilings and expansive bay windows, the space is bathed in natural light and ideal for both family life and entertaining. The kitchen is well appointed with a range of integrated appliances, including gas hob, fridge/freezer, and dishwasher. To the rear, a separate utility room houses the washing machine and tumble dryer and opens directly onto the attractive rear garden.

On the first floor, the formal drawing room enjoys a front aspect overlooking Willes Road and features an open fireplace, creating a warm and intimate setting. Adjacent is a spacious double bedroom with views over the rear garden, making it an ideal guest room or home office. A contemporary family shower room is positioned on the half landing between floors.

The second floor hosts two further double bedrooms—both with built-in wardrobes and pleasant front and rear aspects—alongside a beautifully appointed family bathroom. This generous space includes a freestanding bath, separate walk-in shower, twin sinks, and WC, designed to cater comfortably for the upper floor bedrooms.

The top floor is dedicated to the impressive principal suite. Extending the full width and depth of the house, it features dormer windows to the front and rear, ensuring abundant natural light throughout the day. The suite includes a modern en-suite bathroom and a dedicated dressing area, offering a luxurious private retreat.

Outside, the charming walled garden—accessed via the utility room—has been thoughtfully landscaped to create a serene outdoor haven. A generous decking area provides ample space for seating and al fresco dining, framed by a spacious astroturf lawn. A gate to the rear opens onto Swan Street, providing convenient external access.

Further benefits include two wet cellars for additional storage—one in the front courtyard and another at the rear—as well as on-street residents' parking nearby. Garages may also be rented on Swan Street, subject to availability.







































## About the Area

Located in the historic heart of Leamington Spa and surrounded by Regency elegance, Willes Road provides an idyllic setting for family life. With top-rated schools, independent shops, and a vibrant dining scene just moments away, this sought-after neighbourhood blends everyday convenience with a strong sense of community—where neighbours become friends, and the current owners have found a genuine sense of belonging.

Leamington Spa is famed for its beautifully maintained parks and gardens. Within walking distance, you'll find Jephson Gardens (300m), Newbold Comyn (0.6 miles), and the Pump Room Gardens (0.4 miles)—perfect for leisurely strolls, picnics, or outdoor activities. For shopping, dining, and entertainment, Regent Street (150m), Warwick Street (90m), and The Parade (400m) offer a vibrant mix of boutiques, cafés, restaurants, and bars.

Families are well catered for with a variety of excellent schools nearby. Highly regarded institutions include Arnold Lodge and Kingsley School (both 0.5 miles), and North Leamington School (1.5 miles). Renowned boarding options such as Warwick School (2.7 miles), Princethorpe College (6 miles), and Rugby School (16 miles) are also easily reached.

Ideally positioned in the heart of the West Midlands, Leamington Spa is well-connected for national and international travel. The train station (1 mile) provides direct services to London Marylebone (approx. 1 hour 20 mins) and Birmingham (approx. 33 mins). The M40 is easily accessed, and Birmingham International Airport is just a 40-minute drive away, offering a wide range of domestic and international flights.





### Ground Floor

Approx. 57.4 sq. metres (617.5 sq. feet)



### First Floor

Approx. 55.7 sq. metres (599.5 sq. feet)

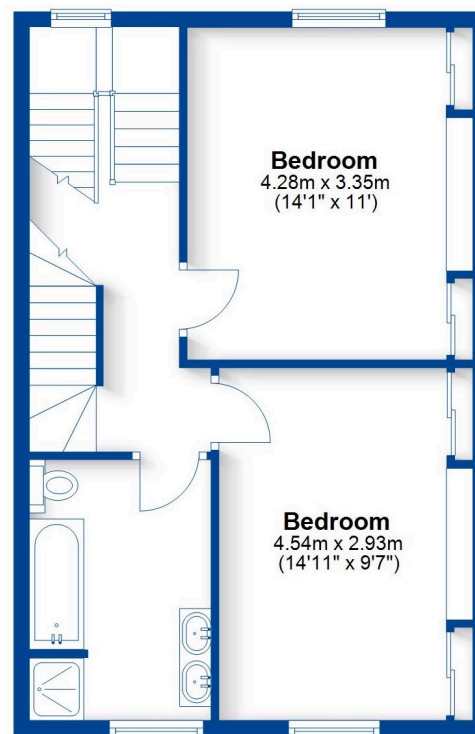


Total area: approx. 199.8 sq. metres (2151.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

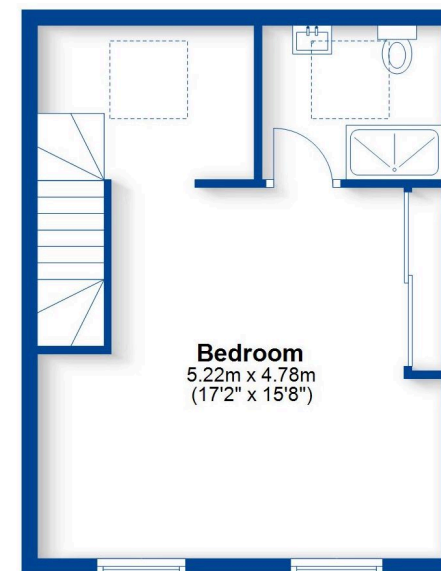
### Second Floor

Approx. 50.9 sq. metres (548.2 sq. feet)



### Third Floor

Approx. 35.8 sq. metres (385.8 sq. feet)











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