



Rotherfield Close, Leamington Spa, CV31
Offers Over £500,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this well loved and beautifully maintained four bedroom family home, set on a private and quiet cul-de-sac, close to the centre of Leamington Spa.

With versatile and contemporary living accommodation set over two floors and which extends to approximately 1378 sq ft, this wonderful family home is perfectly suited for town living close to good schools and Leamington's famous parks.

Material Information:

Council Tax: Band C

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

Mobile Coverage: Variable/Good Coverage (Checked on Ofcom July 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details...

Tucked away on a peaceful cul-de-sac in South Leamington Spa, this beautifully maintained four-bedroom family home blends contemporary comfort with a considered layout, offering generous living spaces, manicured gardens, and excellent energy efficiency, all within walking distance of the town centre.

Set back from the road behind a neat front garden and private driveway—with the added benefit of an EV charging point—this semi-detached home has been thoughtfully extended and updated by the current owners to create an adaptable family space with a light, open-plan flow.

A small porch opens into a bright and welcoming entrance hall, where timber flooring and soft neutral tones create an immediate sense of warmth. To one side, the former garage has been converted into a large utility room—fully equipped for white goods and additional storage—while opposite, a comfortable sitting room with a bay window provides a cosy space to relax. This leads through to the rear of the home, where the standout open-plan kitchen, dining, and family area forms the heart of the property. Designed for modern living, this beautifully light-filled space enjoys a sleek fitted kitchen with breakfast bar, generous dining and sitting areas, and full-width bi-fold doors that open directly onto the garden terrace—perfect for entertaining or relaxing with family.

Upstairs, a spacious landing leads to three well proportioned bedrooms and a further single bedroom that is currently used as an office. The main bedroom benefits from a smart en suite shower room and front aspect windows, flooding the room with natural light. The remaining two double bedrooms and the single bedroom/study are served by a well-appointed family bathroom. There is also access to a fully insulated and part-boarded loft, offering ample storage space.

The rear garden is a private and peaceful retreat, thoughtfully landscaped to combine low-maintenance design with year-round interest. A newly laid patio provides a sheltered spot for outdoor dining, while mature borders surround a neatly kept lawn. A timber shed offers garden storage, and an electronic awning adds shade and privacy during the warmer months. Solar panels have also been fitted, offering an eco-conscious touch to everyday living.

























About this Area

Perfectly positioned in a quiet corner of Leamington Spa, Rotherfield Close offers the best of both town and tranquillity.

This superb family home enjoys a peaceful setting just off Radford Road, within easy walking distance of Leamington's vibrant town centre, shops, and cafés (0.8 miles).

Tucked away on a quiet cul-de-sac, it combines privacy with exceptional convenience—making it a rare find in the heart of the town.

Some of Leamington Spa's most celebrated green spaces are just a short stroll away, including the beautifully landscaped Pump Room Gardens (0.7 miles) and Jephson Gardens (0.4 miles), while Newbold Comyn and its extensive parkland and walking trails are just under one mile from the doorstep.

Families are particularly well served, with a number of highly regarded schools nearby. Clapham Terrace Primary School (350m) and Campion School (1.1 miles) are within easy reach, while independent options such as Arnold Lodge (1.3 miles), Warwick School (2.2 miles), and Rugby School (15 miles) offer excellent alternatives.

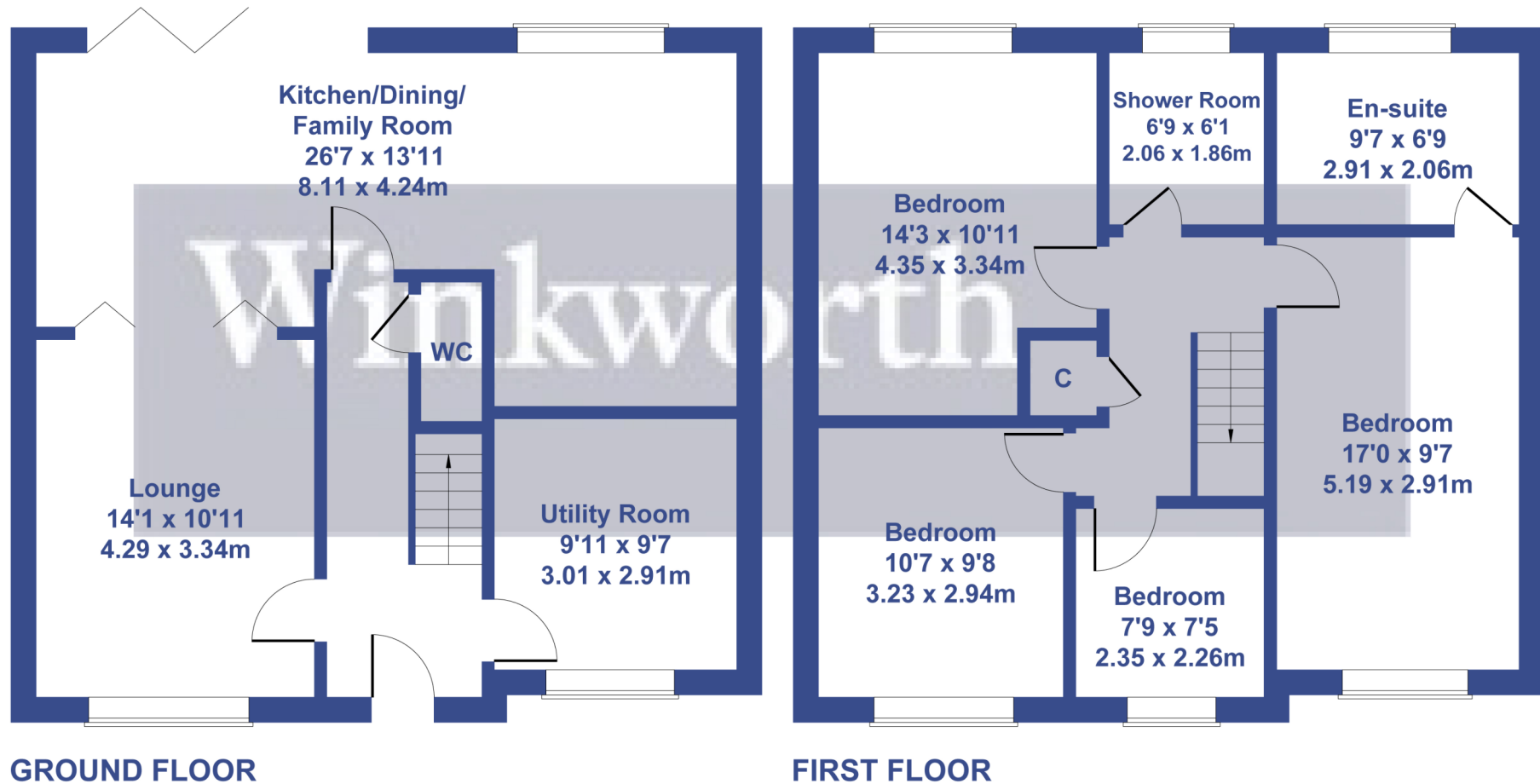
Commuters benefit from Leamington Spa Train Station, just 0.8 miles away—a 15-minute walk—providing direct connections to London Marylebone (approx. 1 hr 23 mins) and Birmingham (approx. 33 mins). The property is also ideally located for easy access to the M40, connecting the area to the wider Midlands and beyond.

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



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Approximate Gross Internal Area
1378 sq ft - 128 sq m



Not to Scale. Produced by The Plan Portal 2025
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