



Home Farm Crescent, Whitnash, CV31
Offers Over £350,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are pleased to present to the market this well-maintained three-bedroom family home on Home Farm Crescent, set within one of Whitnash's most established and sought-after residential pockets.

Enjoying generous proportions throughout, an attached garage and a mature rear garden, this property offers excellent scope for modernisation and future value growth.

Material Information:

Council Tax: Band D

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

Extending to approximately 1,284 sq ft, the accommodation has been lovingly cared for over many years and now presents an exciting opportunity for buyers seeking a solid, well-built home they can update to their own specification. With its wide frontage, ample driveway parking, flexible ground-floor layout and excellent school catchment, it will particularly appeal to families and long-term movers.

A welcoming entrance hall provides access to the principal ground-floor living spaces. To the front, the bright living room features a wide bay window and an attractive central fireplace, offering an elegant and comfortable setting for everyday family life. This room flows naturally into the dining room, creating an open yet defined double reception space ideal for entertaining.

The kitchen, positioned at the rear, is fitted with a range of traditional cabinetry and enjoys a pleasant outlook over the garden. A door leads into the sizeable utility room, fully plumbed for laundry appliances and offering excellent storage. From here, access is provided to both the garden and the attached garage.

The garage itself is notably large and offers huge potential for conversion (STPP) into additional accommodation—such as a home office, playroom or extended kitchen.

Upstairs, the first floor comprises three bedrooms, two generous doubles with large windows and one single bedroom ideally suited as a nursery or home office. All rooms have been carefully maintained, presenting clean, comfortable spaces ready for personalisation. The family bathroom is well appointed with fitted storage and a modern P-shaped bath with shower over.

Externally, the rear garden is wonderfully mature, offering a lawned area, well-established planting and a feeling of privacy. A timber shed provides useful garden storage. To the front, a smart block-paved driveway provides off-street parking for multiple vehicles.

This is a rare opportunity to purchase a home that has been cherished for decades and now gives a buyer the chance to modernise, extend (STPP) and create something truly special in a highly popular residential location.



















About the Area

Set within a well-established residential area of Whitnash, Home Farm Crescent offers an ideal balance of community living and everyday convenience, with excellent access to Leamington Spa, Warwick and the wider Warwickshire area. The location benefits from a range of local amenities, including Whitnash Civic Centre and Library (0.6 miles) and the modern Whitnash Medical Centre (0.8 miles), both serving as key neighbourhood hubs.

Families enjoy access to several popular parks, with Acre Close Park (0.7 miles) and Washbourne Fields (0.8 miles) offering play areas, sports pitches and green open space. For everyday shopping, Shires Retail Park (2.1 miles) provides major retailers, supermarkets and cafés.

The area is well served by schooling. Whitnash Primary School (0.8 miles), St Joseph's Catholic Primary School (0.7 miles) and Briar Hill Infant School (0.5 miles) are all close by, with Campion School (1.3 miles) and Myton School (2.9 miles) offering excellent secondary options. A wide selection of independent schools in Leamington Spa and Warwick adds further choice.

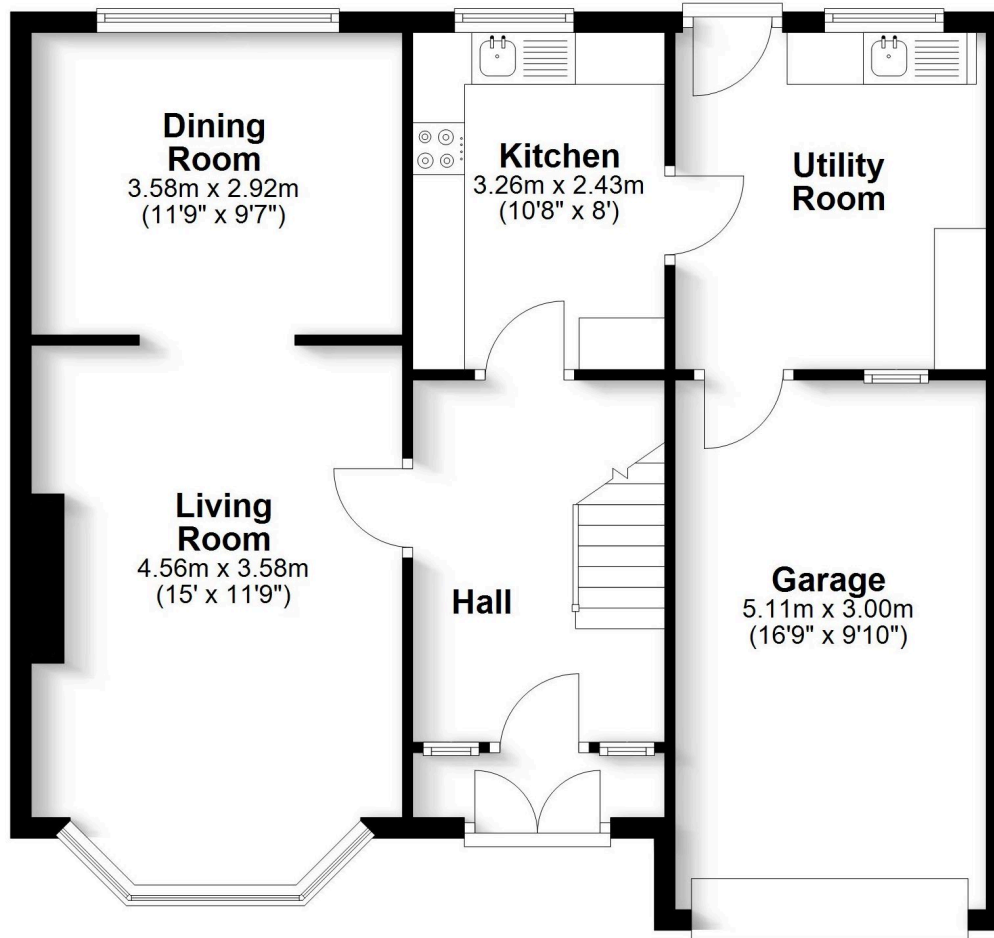
Leamington Spa Railway Station (1.7 miles) provides direct links to London Marylebone and Birmingham, while the M40 (3.7 miles) ensures efficient road access across the Midlands.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



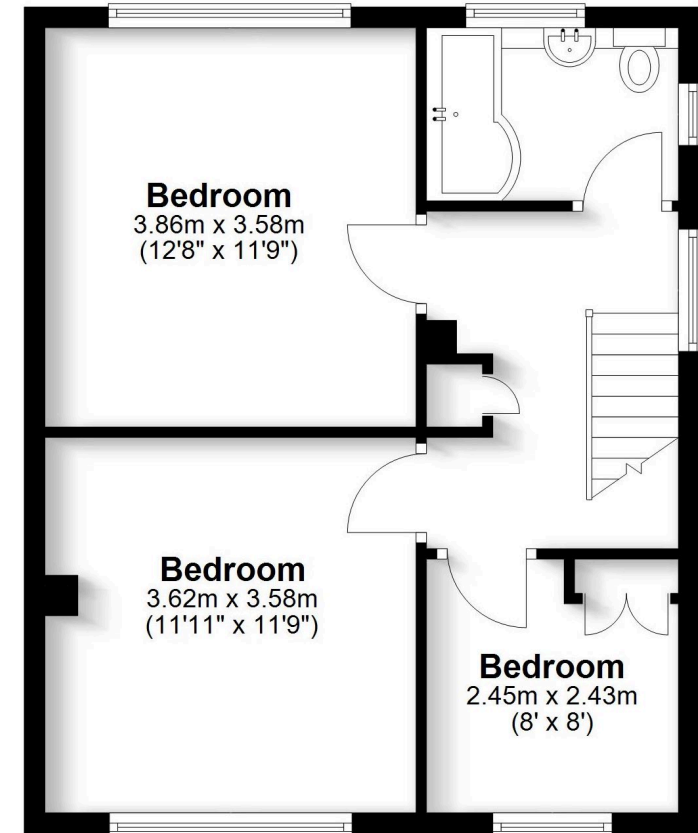
Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.5 sq. feet)



Total area: approx. 119.3 sq. metres (1284.1 sq. feet)

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





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