



Manor Road, Lillington, CV32
Offers Over £375,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are pleased to present to the market this beautifully presented, extended and traditionally styled two-bedroom Victorian villa, ideally positioned on the ever-popular Manor Road in North Leamington.

With its bay-fronted façade, elegant interiors and a generous landscaped rear garden, Manor Road offers an exceptional opportunity to acquire a character home within easy walking distance of Leamington Spa town centre. Properties on this highly regarded tree-lined road are consistently sought-after due to their proportions, period detailing and proximity to excellent local amenities and schools.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

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

Mobile Coverage: Limited Coverage (Checked on Ofcom Dec 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Stepping through the recessed porch, the entrance hall sets a welcoming tone with timber flooring, original cornicing and a turned staircase rising to the first floor.

The beautifully arranged double reception room spans the depth of the house, naturally divided via an attractive period archway. The bay-fronted sitting room enjoys wonderful natural light and is centred around a striking cast-iron fireplace with a decorative surround. The dining area to the rear offers excellent proportions for entertaining, with wood flooring continuing throughout and a view towards the garden.

To the rear of the house lies the superb extended kitchen, thoughtfully refitted with an extensive range of grey shaker-style units, integrated appliances and timber worktops. The slate tiled flooring, metro tiling and Belfast sink create a charming blend of period character and contemporary finish. Twin full-height French doors open directly onto the terrace, creating an effortless connection between the kitchen and garden.

From the kitchen, a door leads down into the untanked storage cellar, a practical and generous space ideal for household storage.

Upstairs, the landing provides access to two excellent double bedrooms, both featuring original sash windows, picture rails and ample space for freestanding wardrobes. The master bedroom is particularly impressive, spanning the full width of the house and enjoying views towards the front.

The refitted bathroom is a standout feature—an elegant, characterful space with a roll-top claw-foot bath, pedestal basin, WC and a separate fully tiled shower enclosure. Period-style fittings and exposed wooden flooring enhance the heritage feel, while the sash window provides natural light.

The beautifully landscaped rear garden is a superb size for the location, featuring decking beneath a timber pergola, a central lawn, mature planting, flower borders and a further patio area towards the rear. The garden is fully enclosed with brick and timber boundaries and benefits from gated pedestrian access.



























About the Area

Situated on Manor Road in the sought after Lillington Village Conservation Area, this home enjoys a balanced and highly convenient position within easy reach of both North Leamington's local amenities and the vibrant centre of Royal Leamington Spa. The Parade (1.2 miles) offers an excellent selection of shops, cafés, restaurants and services, while the town's renowned green spaces — including Jephson Gardens (1.4 miles) and Newbold Comyn (1.5 miles) — are easily accessed by car.

Families are well served by a broad choice of schools in both the state and independent sectors. Local options include Lillington Primary School, North Leamington School, and a range of popular independent schools in Leamington Spa, all within a short drive.

Commuting connections are excellent. Leamington Spa Train Station is approximately 7 minutes by car (1.7 miles), providing direct links to London Marylebone and Birmingham. The wider motorway network is easily accessed via the A46 and M40, offering convenient travel throughout Warwickshire and the West Midlands.

Manor Road offers a well-established setting that combines residential quiet with superb access to town amenities, schools and transport links.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		




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Not to Scale. Produced by The Plan Portal 2025
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