



Badgers Retreat, Leamington Spa, CV31
Offers Over £230,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this two-bedroom mid-terrace home, set within the sought-after Millpool Meadows development in Leamington Spa.

Offering well-balanced accommodation extending to approximately 547 sq ft, the property features bright living spaces, a beautifully maintained garden, and the benefit of allocated off-street parking, all within close distance of the town centre and train station.

Material Information:

Council Tax: Band B

Local Authority: Warwick District Council

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

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

Heating: Gas Central Heating





The Finer Details

Upon approaching Badgers Retreat, you are guided along a secluded pedestrian walkway bordered by mature trees and shrubs, creating a sense of privacy before reaching the front door.

Once inside, a compact carpeted hallway welcomes you and leads directly into a generous sitting room. This bright reception space enjoys open views across the green space to the front of the property, providing a calm and inviting atmosphere.

To the rear of the ground floor lies a well-appointed kitchen and dining area. Designed for everyday living, this room opens onto the garden, offering an easy connection between indoor and outdoor spaces. A practical downstairs WC completes the ground floor accommodation.

Ascending to the first floor, you will find two double bedrooms. The principal bedroom is a spacious double with views over the rear garden, while the second bedroom—currently used as a home office—features fitted cupboards and overlooks the greenery to the front. A contemporary family bathroom serves both rooms, fitted with a bath and shower, WC, and basin. While functional, it offers scope for modernisation.

To the rear of the property lies a beautifully maintained garden. A central lawn is complemented by an extended patio terrace, perfect for summer dining or entertaining, with the added convenience of a garden shed. Beyond the garden, an allocated off-street parking space is situated for the property.

The home further benefits from double glazing and gas central heating throughout, making it an ideal choice for professionals, first-time buyers, or those seeking a well-connected home close to Leamington Spa's town centre and train station.

















About the Area

Badgers Retreat enjoys an excellent position within the sought-after Millpool Meadows development, just a short walk from the heart of Royal Leamington Spa. The town centre, with its wide range of independent shops, restaurants, and cultural attractions, is less than two miles away, while the historic market town of Warwick is also easily accessible (4 miles). Leamington Shopping Park, offering a variety of high-street stores and amenities, can be reached in under ten minutes by car (2.4 miles).

For families, the property is well placed for local schooling. Campion School and Community College is within walking distance (0.9 miles), while St Anthony's Catholic Primary School (1.2 miles) and Myton School (3.5 miles) are also close by. A choice of nurseries and sixth form colleges are located within the town.

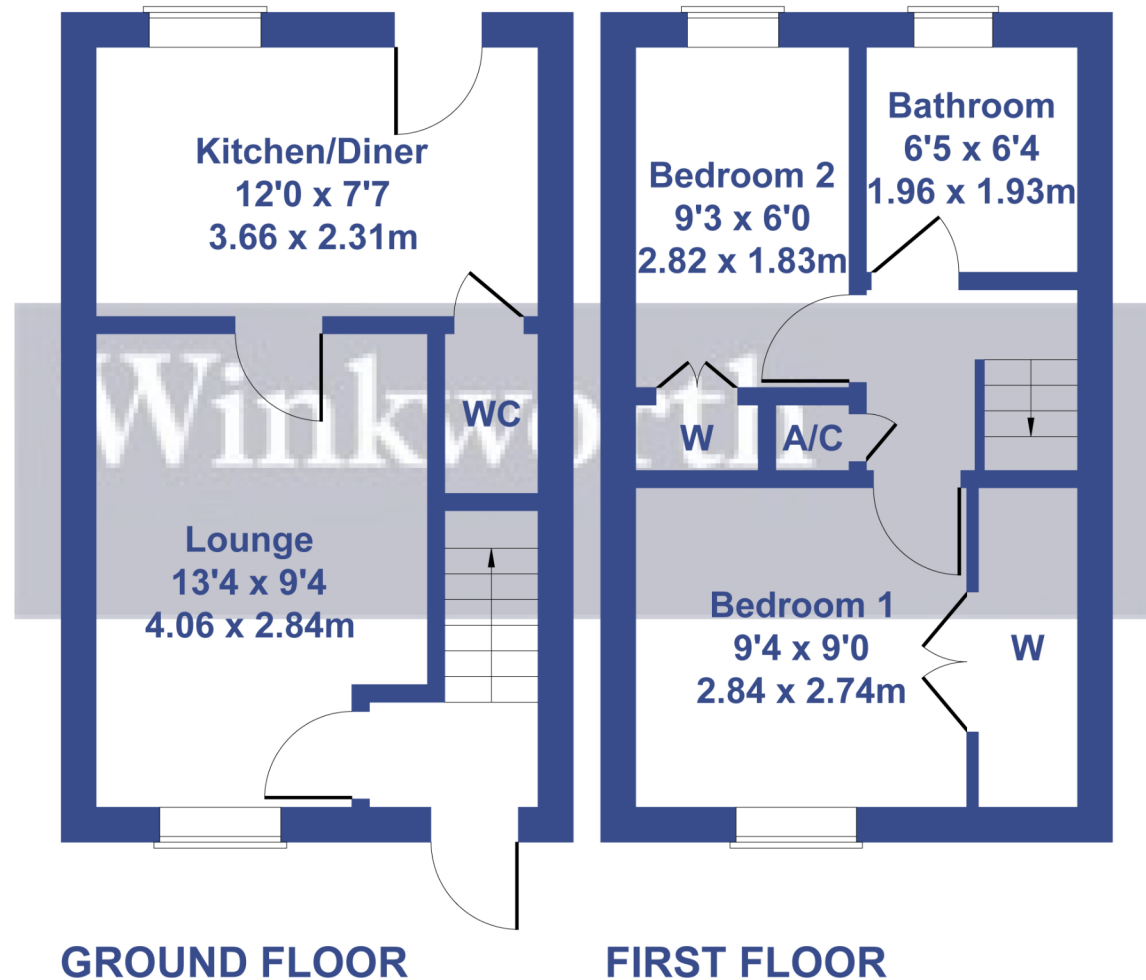
The property is ideally located for excellent transport links. Leamington Spa Train Station is within walking distance (1.9 miles) and offers direct services to London Marylebone (from 1 hour 15 minutes) and Birmingham Moor Street (30 minutes). The M40 motorway can be accessed via multiple junctions within a short drive, and Birmingham International Airport is around 35 minutes away, offering a wide range of domestic and international flights.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area

527 sq ft - 49 sq m



Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.





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