



The Spinney, Milverton, CV32
Offers Over £385,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this extended three-bedroom, two-bathroom end-of-terrace home in a quiet Milverton cul-de-sac. The property offers a spacious double sitting room, a bright kitchen/diner with garden access, and an integral garage with driveway parking.

Upstairs, the principal bedroom features fitted wardrobes and an en-suite, complemented by two further double bedrooms and a family bathroom. A landscaped rear garden with terrace completes this superb home, ideally located for Leamington Spa and Warwick.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 25)

Mobile Coverage: Good/Variable Coverage (Checked on Ofcom Sept 25)

Heating: Gas Central Heating

Listed: No | Tenure: Freehold







The Finer Details

Tucked away in a quiet cul-de-sac off Rugby Road, The Spinney is an immaculately maintained end-of-terrace home offering spacious and flexible accommodation in the sought-after suburb of Milverton. The property enjoys excellent connections to both Leamington Spa town centre and nearby Warwick.

A welcoming entrance hall greets visitors and provides access to a downstairs WC. A bright double sitting room, filled with natural light from a front aspect window and sliding rear doors, provides a generous living space with direct access to the garden terrace. From here, a door leads into the heart of the home—a superb two-storey rear extension that has created a contemporary, open-plan kitchen/diner. This stylish and practical space benefits from plentiful storage, integrated appliances, and a rear door opening onto the garden.

Upstairs, the principal bedroom has been enlarged by the extension to provide an impressive retreat, complete with fitted wardrobes, two roof lights flooding the space with natural light, and a chic en-suite shower room. Two further double bedrooms—one front-facing, the other overlooking the rear garden—offer excellent family or guest accommodation, with the larger of the two also featuring fitted storage. A modern family bathroom completes the first floor.

Externally, the property is approached via a driveway, leading to an integral garage that is also accessible from the hallway. To the rear, the garden has been thoughtfully landscaped with a paved terrace and lean-to garden storage, offering a private and practical outdoor space.

The Spinney is a superbly presented family home that combines space, style, and convenience in a desirable Milverton location.

****Agents Notes:** Buyers should be aware of neighbouring train tracks, which can cause noise.**































About the Area

Situated on the peaceful and established Beaufort Avenue, this attractive family home enjoys a quiet residential setting in the desirable village of Cubbington, just 2.7 miles from the centre of Leamington Spa. The location offers the perfect balance of village charm and easy access to the vibrant amenities of the town.

Cubbington itself has a warm, community feel, with local shops, a village hall, and the much-loved Rugby Tavern pub (450m) all within walking distance. Surrounded by open countryside, the village offers excellent opportunities for walking, cycling, and outdoor pursuits, with well-connected footpaths leading to neighbouring villages and the rolling Warwickshire landscape.

A wide range of highly regarded schools are easily accessible from Beaufort Avenue. Telford Infant and Junior School (400m), Cubbington Primary School (0.9 miles), and North Leamington School (0.9 miles) are all nearby, while independent options include Arnold Lodge (2.1 miles), Kingsley School (2.4 miles), and Warwick School (4.8 miles).

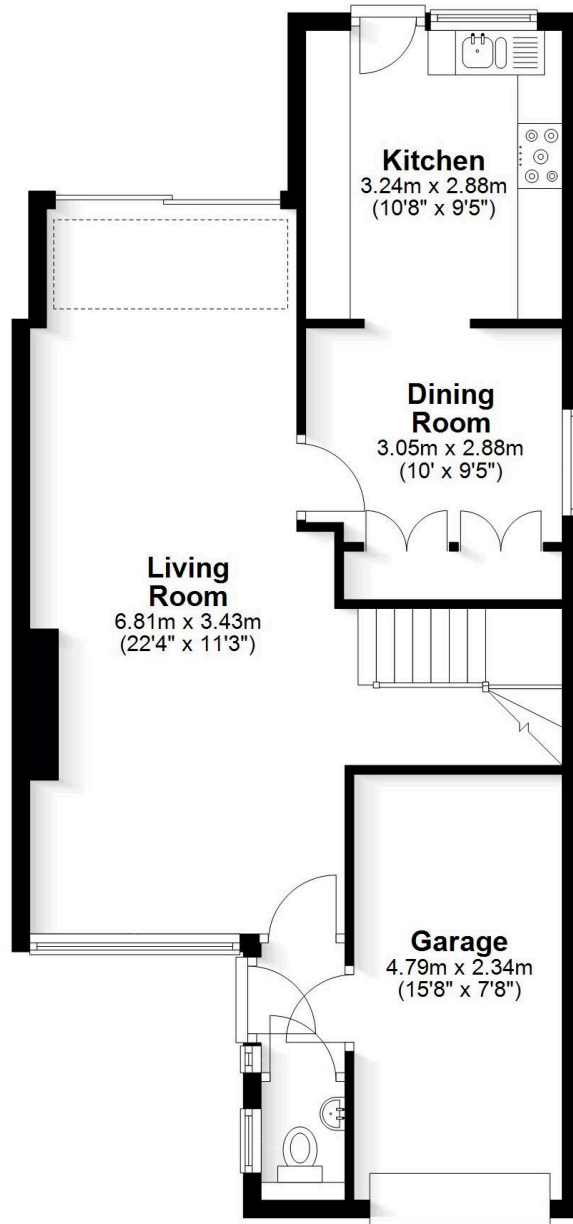
Perfectly placed for commuters, Leamington Spa Station (3.3 miles) provides direct rail connections to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes). The M40 motorway (Junctions 13 & 14) can be reached in around 15 minutes, and Birmingham Airport is approximately 40 minutes away, offering excellent domestic and international travel links.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. 64.4 sq. metres (693.2 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.2 sq. feet)



Total area: approx. 114.8 sq. metres (1235.4 sq. feet)

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



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