



Cross Road, Leamington Spa, CV32
£575,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are pleased to present to the market Cross Road, Leamington Spa, an exceptional two-bedroom, two-bathroom period home that combines elegant Regency character with high-quality contemporary design, positioned within one of North Leamington's most desirable residential streets.

Beautifully remodelled and finished to an exacting standard throughout, this striking home offers generous and well-balanced accommodation, including a superb sitting room, a stylish kitchen/dining space and the rare benefit of a private roof terrace, all within walking distance of the town centre and local amenities.

Material Information:

Council Tax: Band E | Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available (Checked on Ofcom Dec 2025)

Mobile Coverage: Limited Coverage (Checked on Ofcom Dec 2025) | Heating: Gas Central Heating

Listed: No | Tenure: Freehold







The Finer Details

The property is entered via an impressive Regency-style front door into a welcoming entrance hall, where high ceilings and porcelain tiled flooring immediately set the tone for the quality and attention to detail found throughout the home.

To the front of the property is a spacious and elegant sitting room, flooded with natural light through large sash windows. Period features including original coving and a marble fireplace are complemented by a contemporary wood-burning stove, creating a warm and characterful space ideal for both everyday living and entertaining.

To the rear, the kitchen/dining room forms the heart of the home. Thoughtfully designed, the kitchen is fitted with sleek, high-gloss handleless units and white granite worktops, centred around a substantial island incorporating a five-burner gas hob with chrome and glass extractor above. Integrated appliances include a fridge/freezer, dishwasher, washing machine and stainless steel oven, while the breakfast bar provides informal seating. The adjoining dining area comfortably accommodates a large table, making it ideal for hosting friends and family.

A useful utility area sits adjacent to the kitchen, providing additional storage and direct access to the bin and bike store, while a ground-floor WC is discreetly positioned off the hallway.

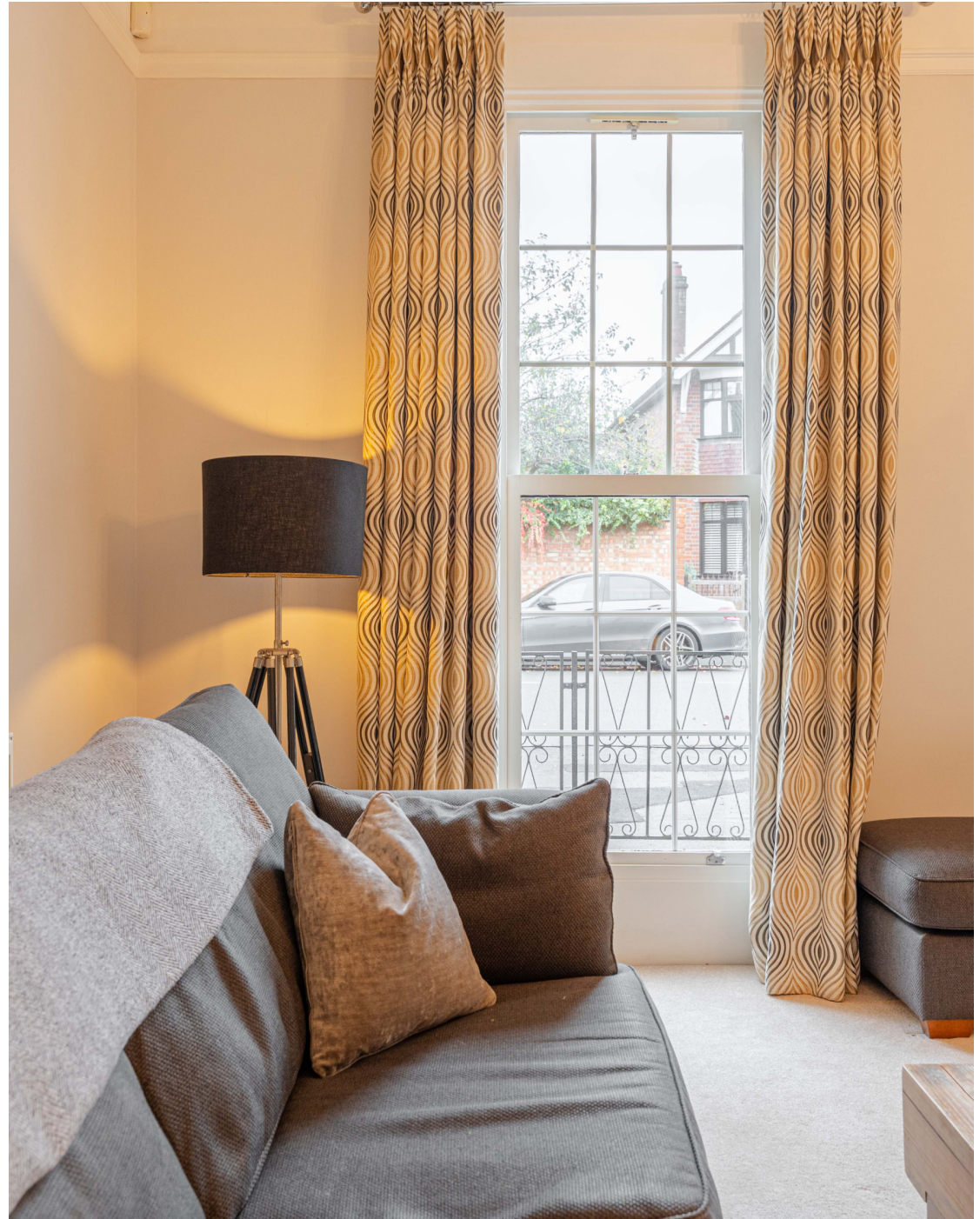
Rising to the first floor, the landing opens to a versatile study area, ideal for home working or reading.

The principal bedroom is positioned to the front of the house and is a generous double room, benefitting from two large sash windows and fitted wardrobes. This room is served by a luxurious en-suite shower room, finished with Porcelanosa tiling and a contemporary waterfall shower.

The second double bedroom is equally impressive and enjoys direct access via French doors onto the private roof terrace. This room also benefits from its own en-suite bathroom, making it ideal for guests or flexible living arrangements. The current owners have explored the option of dividing this room to create two separate bedrooms, and indicative drawings are available upon request, offering future purchasers excellent flexibility, subject to the necessary consents.

The roof terrace is a standout feature of the property. Reinforced and finished with composite decking, this private outdoor space provides an excellent setting for morning coffee or evening drinks, enjoying attractive rooftop views across Leamington Spa.

To the rear of the property there is convenient access to a bin and bike store, while on-street parking is available nearby.





































About the Area

Cross Road occupies a prime position within North Leamington Spa, widely regarded as one of the town's most desirable residential locations. Characterised by attractive period homes and a strong community feel, the street is ideally placed for enjoying the very best of town living combined with green open space and excellent connectivity.

The town centre and The Parade are within comfortable walking distance (approximately 0.7 miles), offering an outstanding selection of independent boutiques, cafés and restaurants, while the award-winning Jephson Gardens lie just under a mile away. Victoria Park (0.6 miles) provides attractive riverside walks and open recreational space, and the highly regarded Leamington Lawn Tennis and Squash Club is also close at hand (approximately 0.5 miles).

Families are particularly well served by an excellent choice of schooling across both sectors. Well-regarded primaries include St Peter's CE Primary and Milverton Primary, while secondary options include North Leamington School. Renowned independent schools such as Arnold Lodge, Kingsley School, Warwick School and King's High School are all within easy reach.

For commuters, Leamington Spa railway station is around 1.2 miles away, providing direct services to London Marylebone (approximately 70–75 minutes) and Birmingham. Road links are equally strong, with convenient access to the M40, connecting swiftly to Lon-

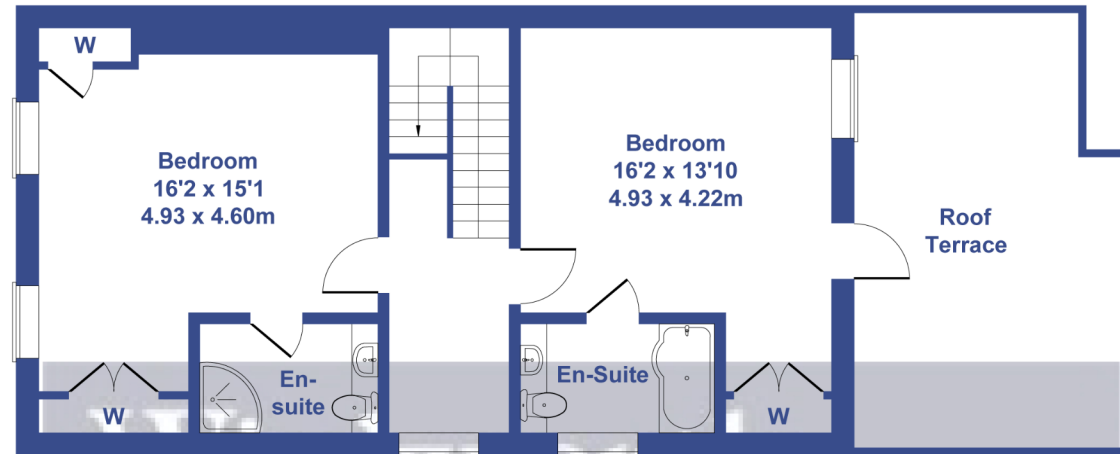
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



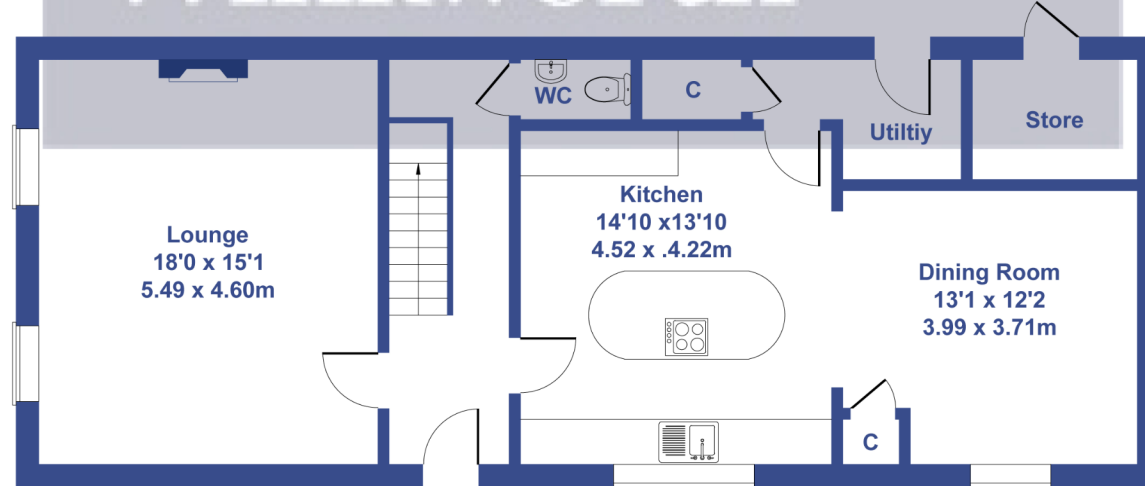
Cross Road, Leamington Spa, CV32

Approximate Gross Internal Area

1514 sq ft - 141 sq m



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...