



Mill Street, Leamington Spa, CV31
Offers Over £350,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are delighted to present to the market The Coach House, Mill Street — a beautifully maintained former coach house tucked away in the heart of Leamington Spa town centre.

Offering approximately 697 sq ft of well-balanced accommodation, this charming freehold home combines character, privacy and modern comfort just moments from the Parade.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Variable/ Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

The accommodation is arranged over two floors and has been carefully maintained by the current owner, presenting in excellent decorative order throughout.

On entering the property, a welcoming entrance foyer leads through to an impressive open-plan living and dining space. This generous room forms the heart of the home, offering clearly defined areas for both relaxing and entertaining. The dining area sits comfortably to the front, while the living space extends towards the rear, enhanced by exposed brickwork and architectural detailing that nods to the building's heritage.

The kitchen is positioned open-plan yet neatly defined, fitted with contemporary cabinetry and timber worktops. There is ample storage and preparation space, integrated oven and hob, and room for further appliances. A window above the sink provides natural light, and the layout works particularly well for modern living and entertaining. A dining/study space opens via double doors to the rear garden terrace, and houses the utility cupboards to the side.

Upstairs, the property offers two well-proportioned bedrooms. The principal bedroom is a comfortable double with pleasant outlook and ample space for wardrobes and additional furniture. The second bedroom is also generously sized and would serve equally well as a guest room, study or home office.

The bathroom is finished in a clean, contemporary style, comprising bath with shower over, wash hand basin and WC, complemented by neutral tiling and modern fittings.

Throughout, the property benefits from gas central heating and has been beautifully maintained, creating a turn-key opportunity for the next owner.

To the rear is a private, enclosed courtyard garden — a charming and low-maintenance outdoor space ideal for morning coffee or evening dining. The brick boundary walls enhance the sense of privacy and character. Parking is available on street.



















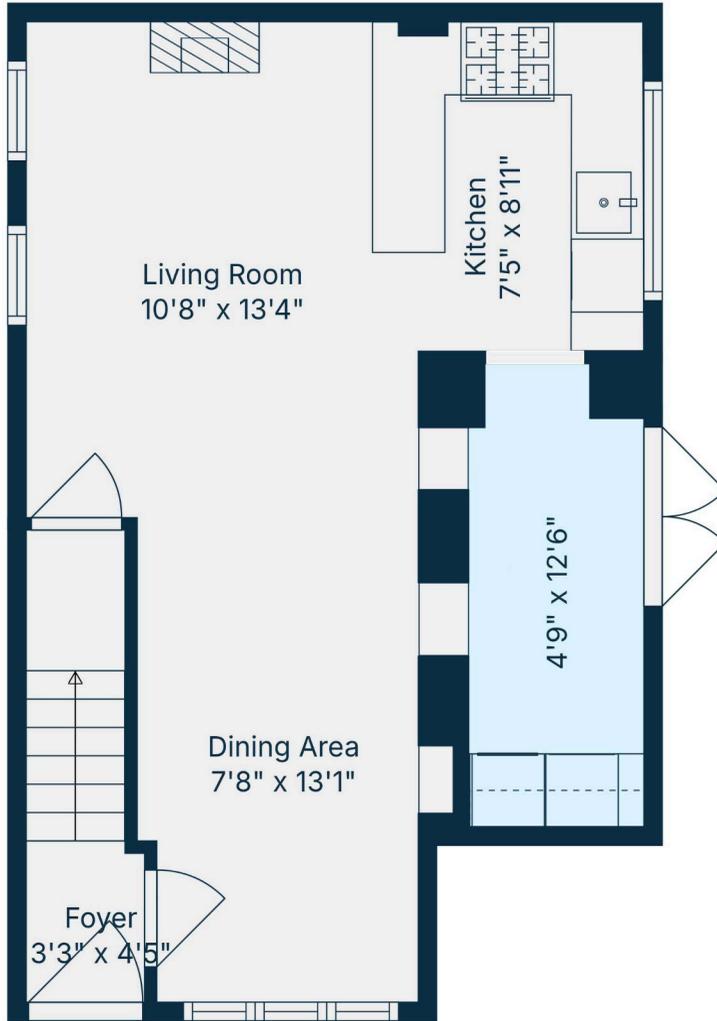
About the Area

Ideally located in the heart of Leamington Spa, this wonderful former Coach House places you within easy reach of the town's rich heritage, green spaces, and thriving centre. Just 700 metres from the bustling Parade, residents enjoy convenient access to an excellent range of independent shops, cafés, restaurants, and essential amenities, all within a short walk.

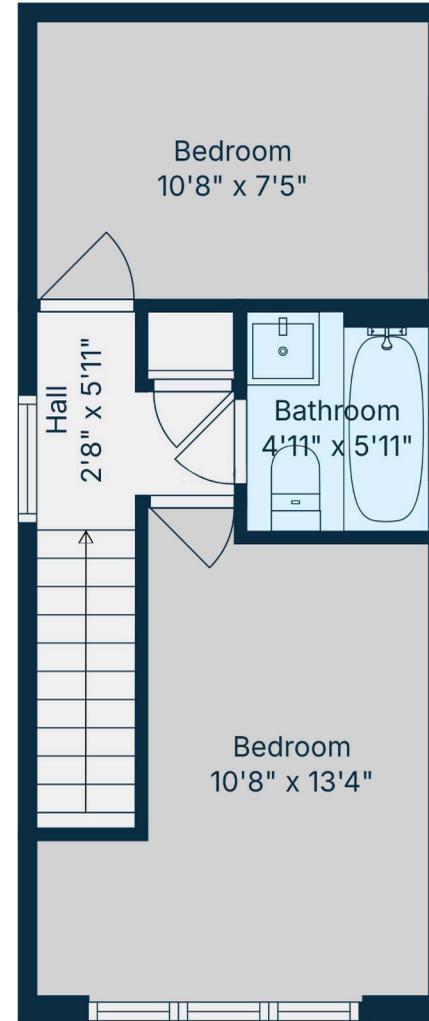
Leamington Spa is famed for its elegant Regency architecture and beautifully maintained public gardens. Nearby green spaces such as Jephson Gardens and Pump Room Gardens (both just 0.4 miles away), as well as Newbold Comyn (0.8 miles), provide a perfect setting for relaxation and outdoor activities throughout the year.

For commuters, the property is exceptionally well connected. Leamington Spa Railway Station is just 0.5 miles away, providing direct services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham (around 33 minutes). Road links via the M40 make travel to nearby cities and the national motorway network straightforward, while Birmingham International Airport—just a 35-minute drive—offers comprehensive domestic and international flight options.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1st Floor



2nd Floor

TOTAL: 697 sq. ft
 1st floor: 415 sq. ft, 2nd floor: 282 sq. ft
 EXCLUDED AREAS: WALLS: 82 sq. ft





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