



Sandown Close, Lillington, CV32
£550,000

Winkworth

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About the Property

Winkworth Leamington Spa are pleased to present to the market 16 Sandown Close, Lillington, Warwickshire, a substantial and well-balanced four-bedroom, two-bathroom detached family home, set on a generous plot with a large detached double garage, extensive driveway parking and a deceptively spacious garden incorporating a former vegetable plot.

Well maintained throughout, the property offers versatile and well-proportioned accommodation, including multiple reception rooms, a sociable kitchen with dining space and excellent outdoor areas, making it an ideal long-term family home within this popular residential setting.

Material Information:

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

Mobile Coverage: Good Outdoor/Variable Coverage (Checked on Ofcom Dec 2025)

Heating: Gas Central Heating | Listed: No

Tenure: Freehold







The Finer Details

A double-glazed front door opens into a spacious entrance hall, providing access to all ground floor rooms, with stairs rising to the first floor, useful under-stairs storage and a guest WC fitted with a white suite.

The living room is a generous dual-aspect space with French doors to both the front and rear gardens, creating excellent natural light and flow. A central feature fireplace provides a focal point.

The kitchen is well proportioned and fitted with oak-effect wall and base units, contrasting work surfaces and ceramic tiling. Integrated appliances include tower ovens and fridge freezer, with space for additional white goods. There is room for a dining table, a service hatch to the dining room and a door opening onto the rear terrace and garden.

The dining room forms a second reception room, ideal for entertaining, with French doors opening onto the front garden and a service hatch connecting to the kitchen.

The first-floor landing provides access to all four bedrooms and the family bathroom, with an airing cupboard and part-boarded loft providing additional storage.

The principal bedroom is a generous double room with extensive fitted wardrobes and a door leading into the en-suite shower room, which has been recently updated.

The remaining bedrooms are all double rooms, two benefiting from built-in storage and enjoying views to the front or rear of the property respectively.

The family bathroom has also been recently updated and is fitted with a modern white suite including a P-shaped bath with shower over, vanity unit, WC and contemporary tiling.

To the front is a well-kept lawned garden with planted borders, alongside a block-paved driveway providing off-street parking for approximately four to six vehicles, leading to the detached double garage.

To the rear is a large and well-maintained garden, mainly laid to lawn and incorporating a former vegetable garden, with a block-paved patio area accessed directly from the kitchen and living room.

























About the Area

Sandown Close is a quiet and well-established residential cul-de-sac, positioned within the popular Lillington area of Royal Leamington Spa, widely favoured by families for its community feel, access to schooling and proximity to open green space.

A Sainsbury's Local on Rugby Road is around 0.6 miles away, offering convenient day-to-day shopping, while the wider amenities of Leamington Spa town centre are just 1.8 miles by road, with its excellent selection of independent shops, cafés, restaurants and cultural attractions.

The area is particularly well served by schooling. Lillington Primary School is around 0.6 miles away, while North Leamington School is approximately 1 mile by road. A number of highly regarded independent schools, including Arnold Lodge School and Kingsley School, are also within easy reach.

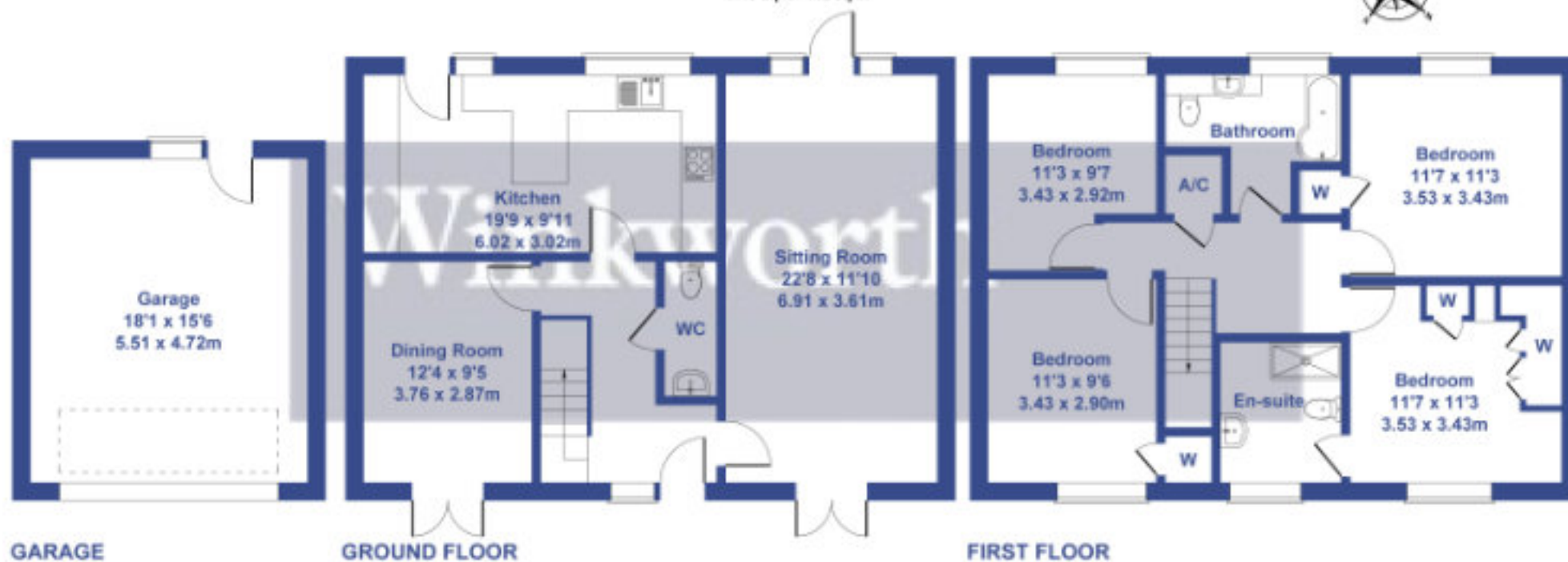
For outdoor recreation, the open parkland and walking routes of Newbold Comyn are around 1.7 miles away. Leamington Spa railway station is approximately 2.2 miles by road, providing direct services to London Marylebone and Birmingham, while access to the M40 is straightforward, making Sandown Close a practical and appealing location for modern family living.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		




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Approximate Gross Internal Area
1740 sq ft - 162 sq m



Not to Scale. Produced by The Plan Portal 2025
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