



Myton Gardens, Warwick, CV34
£950,000

Winkworth

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About the Property

Winkworth Leamington Spa are delighted to present to the market this beautifully renovated three-bedroom detached bungalow on Myton Gardens, Warwick.

Extending to approximately 2008 sq ft, this stylish home has been thoughtfully modernised throughout by the current owners and offers exceptional open-plan living, complemented by landscaped front and rear gardens, extensive off-road parking and a single garage.

Material Information:

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 2025)

Mobile Coverage: Variable Coverage
(Checked on Ofcom Sept 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Myton Gardens is a beautifully presented and extensively renovated three-bedroom detached bungalow, perfectly positioned within one of Warwick's most sought-after residential locations. Extensively modernised by the current owners in 2017, the property now offers bright, contemporary and versatile living spaces that flow seamlessly throughout, complemented by beautifully landscaped gardens and excellent off-road parking.

Entrance, Hallway and Study

The property is approached via a newly paved driveway, providing parking for up to six vehicles, bordered by a pretty lawned garden with mature trees and shrubs. A spacious half-glass entrance porch leads into the home, where the owners have reconfigured the hallway to create a welcoming, open-flowing space with built-in coat cupboards, ideal for storage.

There is a useful study that enjoys a front aspect with large windows providing ample natural light that is conveniently located off the central hallway.

Kitchen, Dining & Living

At the heart of the home lies a stunning open-plan kitchen, dining and sitting area. The kitchen has been significantly extended with a side return and by incorporating a former conservatory, resulting in a spectacular light-filled space with triple aspects, vaulted ceilings, ceiling lights and full-height windows. Recently fitted with top-of-the-range appliances including AEG tower ovens, integrated fridge/freezer and dishwasher, the kitchen is both stylish and highly functional. Double sliding doors open directly onto the rear terrace, flooding the space with natural light and creating the perfect environment for entertaining.

The adjacent utility room provides further storage and workspace, with internal access to the garage. The entire open-plan area enjoys wooden floorboards, which extend throughout the rest of the property, and offers wonderful views across the rear garden.







The Finer Details

Sitting Room

Accessed via the central hallway and enjoying a front aspect with views across the pretty front garden from double, shallow bay windows, the formal sitting room has been beautifully modernised with a central gas effect fireplace creating a cosy and atmospheric setting.

Bedrooms & Bathrooms

The property offers three well-appointed bedrooms. The master bedroom enjoys sliding doors onto the garden and features bespoke corner wardrobes. The owners have reimagined the bathroom layout by combining the original family and en-suite bathrooms into a generous, elegant family bathroom with a bath, separate walk-in shower, WC and wash-basin.

A further bedroom benefits from direct access to a beautifully renovated shower room, finished to a contemporary standard with a waterfall shower, WC and basin. A third bedroom provides flexible accommodation, ideal as a guest room, home office or study.

Outside

To the rear, the property boasts a private, landscaped garden with an expanded terrace fitted with an automatic awning – perfect for al fresco dining. A central lawn is framed by raised vegetable and flower beds, with mature trees, shrubs and planting providing year-round colour and interest. A summer house and wooden garden shed complete this delightful outdoor space.

To the front, alongside the generous driveway, is an attached single garage with power supply and electric shutter doors.























About the Area

Myton Gardens occupies a prime position in one of Warwick's most desirable residential areas, ideally placed between the historic market town of Warwick and the vibrant centre of Royal Leamington Spa.

Just 0.9 miles from Warwick's medieval heart – home to the world-famous Warwick Castle, a wealth of independent shops, and a thriving dining scene – the property also lies within easy reach of Leamington Spa's elegant Regency streets, boutique stores, stylish cafés, and expansive parks, only 2.2 miles away.

Families are exceptionally well-served by local schooling. With the sought after, independent Warwick School (300m) and King's High School (800m), and the popular Myton School (450m) all within walking distance. While the landscaped, St Nicholas' Park with its leisure centre and climbing wall is within easy reach.

Commuting is made simple with excellent road and rail connections nearby. Warwick Railway Station (1.1 miles) and Leamington Spa Station (1.6 miles) both provide regular services to London Marylebone in around 80 minutes, as well as direct routes to Birmingham and beyond. The M40 motorway (2.2 miles) offers efficient links to Oxford, London, Birmingham, and the wider Midlands, making Myton Gardens a highly convenient base for both work and leisure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







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