



Acre Close, Whitnash, CV31
Offers Over £450,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is delighted to present to the market this stunning four bedroom, three bathroom family home in the highly desirable Leamington Spa suburb of Whitnash, a short drive from the town centre (1.7 miles).

Set over two floors and extending to approximately 1,392 sq ft, this spacious residence has been thoughtfully updated by the current owners, including a significant rear extension in 2019 and a complete garden renovation in 2024.

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available

(Checked on Ofcom July 25)

Mobile Coverage: Good/Variable Coverage

(Checked on Ofcom July 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Upon arrival, a private driveway offers parking for two vehicles and leads to the welcoming entrance hall. From here, one is drawn into a generous and elegant living space, enhanced by triple-glazed windows and underfloor heating throughout the ground floor.

To the front of the house lies a cosy yet spacious lounge, which flows into a versatile study area via sliding doors. This room features a bespoke raised sleeping platform, making it equally suitable as a fourth bedroom, guest room or home office.

At the heart of the home is a stunning open-plan living and dining room, flooded with natural light via two overhead skylights and wide French doors opening onto the garden. This expansive space is ideal for entertaining, family gatherings or relaxed everyday living.

Adjoining the dining area is a stylish breakfast kitchen, appointed with a suite of integrated appliances including an eye-level oven, microwave, gas hob and extractor, along with ample cabinetry and a practical breakfast bar. A clever serving hatch connects the kitchen to the dining area, while a door leads to the downstairs shower room/utility, complete with walk-in shower, WC, and plumbing for laundry appliances.

To the rear, the beautifully landscaped garden—completely renovated in 2024—offers a tranquil and private outdoor retreat, thoughtfully designed with a mixture of lawn, patio, and gravelled areas, making it perfect for alfresco dining and summer entertaining.

The first floor comprises three further bedrooms, each with triple-glazed windows and generous natural light. The principal bedroom is positioned at the rear and features a sleek en-suite shower room, while a contemporary family shower room with vanity unit and walk-in cubicle serves the remaining bedrooms.

Discreetly modernised yet brimming with potential, Acre Close presents an exceptional opportunity for families seeking generous internal space, a low-maintenance garden, and a location that combines suburban peace with proximity to excellent schools, transport links, and the rich amenities of nearby Leamington Spa.

















About the Area

Acre Close is located in the popular and well-connected residential area of Whitnash, positioned just 1.7 miles from the centre of Royal Leamington Spa and 2.9 miles from the historic town of Warwick. This established neighbourhood is prized for its strong community feel, green spaces, and convenient access to local amenities.

The Whitnash Civic Centre and Library and the Whitnash Sports & Social Club are both located at the end of the road—offering a hub for local events, activities, and recreation. Residents also benefit from nearby parks, several well-regarded pubs, and excellent local walking routes.

Families are well served by a range of local schools. St Joseph's Catholic Primary School is approximately 0.4 miles away, while Whitnash Primary School is 0.7 miles. Champion School (secondary) is located 1.3 miles away, and the newly opened Oakley School is just 1.1 miles from the property.

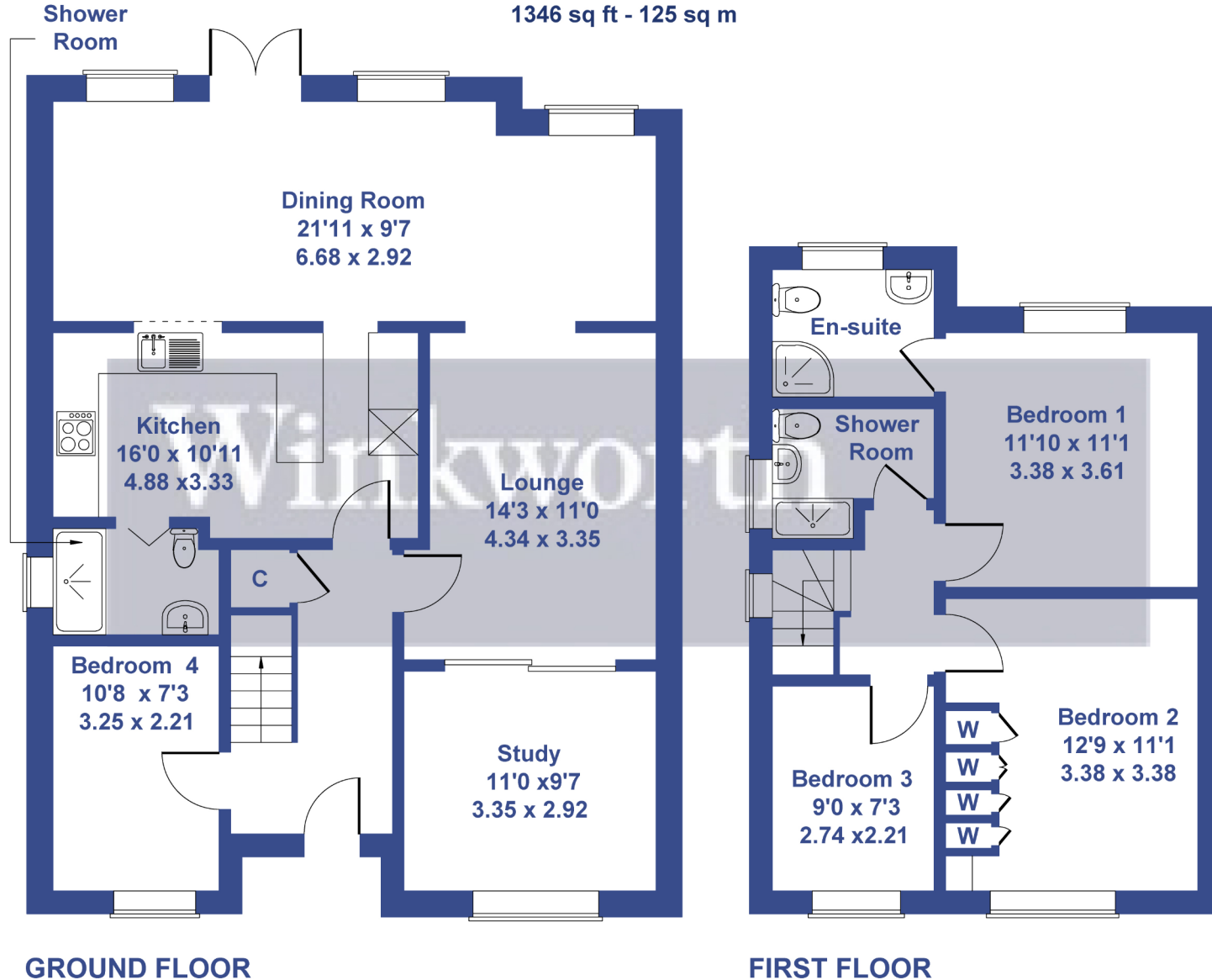
Transport connections are excellent. Leamington Spa Railway Station lies around 1.6 miles from the property and offers direct services to London Marylebone (approx. 1 hour 22 minutes) and Birmingham Terminus (approx. 33 minutes). The M40 motorway is easily accessed via the A452, just 3.4 miles away, providing swift links to Birmingham, Oxford, London, and the wider Midlands.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 83 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Approximate Gross Internal Area

1346 sq ft - 125 sq m



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





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