



Winkworth
SOLD
01926 906940

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01926 956560

112

Plymouth Place, Leamington Spa, CV31
£450,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are delighted to present to the market Plymouth Place, a beautifully maintained three bedroom period townhouse ideally positioned on one of South Leamington Spa's most sought-after residential streets.

Having been lovingly cared for by the same owners for over 40 years, this charming home offers an exceptional opportunity to acquire a characterful property in a highly desirable location.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 2026)

Mobile Coverage: Limited Coverage (Checked on Ofcom Feb 2026)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Steps lead up to the front door and into a welcoming entrance hallway, with stairs rising to the first floor and access to the principal ground floor accommodation.

The elegant sitting room is positioned to the front of the property and is filled with natural light through the striking bay windows, which were recognised with the Leamington Society's Restoration Cup in 2006. A central gas fireplace creates a warm focal point, making this a wonderfully inviting space for relaxing during the winter months.

Adjacent to the sitting room lies the dining room, which features built-in storage and an internal window opening through to the kitchen diner. This flexible room could easily serve as a formal dining space, playroom or home office, and prospective buyers may also consider opening the two reception rooms to create an expansive open-plan living area, subject to the necessary approvals.

Spanning the full width of the rear of the property is the bright and spacious kitchen diner. Fitted with a range of traditional cabinetry and space for freestanding appliances including a gas cooker, fridge, freezer and washing machine, the room provides an ideal everyday living and entertaining space. French doors with traditional shutters open directly onto the garden terrace, allowing natural light to flood the room and creating a seamless connection between inside and out.

To the rear of the kitchen, the owners have installed a stylish shower room with a separate WC, which also houses the boiler.

Accessed from the kitchen is a useful single-chamber cellar, currently utilised for storage but offering excellent potential for conversion into additional living space, subject to the necessary planning permissions and building regulations.

Ascending the central staircase, the half landing provides access to a well-proportioned single bedroom alongside a recently renovated family bathroom, beautifully finished and comprising a bath, WC and wash basin.

On the first floor landing are two further bedrooms. The principal bedroom sits to the front of the property and is a generous double room featuring a shallow bay window, central fireplace and ample space for freestanding wardrobes. A second double bedroom overlooks the rear garden and offers excellent proportions.

Externally, the south-facing rear garden is a delightful sun trap and perfectly designed for low-maintenance outdoor living. The paved terrace provides an ideal space for entertaining or al-fresco dining, while a rear gate offers convenient access to the service alleyway for bins. On-street parking is available along Plymouth Place and the surrounding residential roads.

****This property falls within the Leamington Spa Conservation Area****























About the Area

Situated on Plymouth Place in between Russell Terrace and the Radford Road, this beautiful family home is ideally situated in the heart of Leamington Spa, a short walk from the nearby restaurants and shops of Leamington Spa, (0.6 miles).

A number of Leamington Spa's famous parks and gardens are within a ten minute walk, with the Pump Room Gardens (0.4 miles), Jephson Gardens (0.4 miles) and Newbold Comyn (1 mile) being particular favourites.

There are a number of good state and private, primary and secondary schools within close proximity of Plymouth Place. Clapham Terrace Primary School (0.3 miles) and Campion School (1.1 miles) are both within easy walking distance, while the famous Warwick School (2 miles), Arnold Lodge (1.1 miles) and Rugby School (15 miles) are popular independent options.

Situated in the heart of the West Midlands, Leamington Spa is famous for its convenient national transport links. Leamington Spa Train Station (0.3 miles) is a 7 minute walk and provides a direct service to London Marylebone (1 hour 23 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is easily accessed via multiple junctions of the M40.









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