



Tachbrook Road, Leamington Spa
Offers Over £375,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this stunning four bedroom, two bathroom, semi-detached family home situated on Tachbrook Road, close to the centre of Leamington Spa.

Having been extensively updated by the current owners, this beautiful family home offers contemporary and versatile living over three floors, with accommodation extending to approximately 1076 sq ft.

Material Information:

Council Tax: Band C

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Aug 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Situated a short distance from the centre of Leamington Spa (1.5 miles), Tachbrook Road is a beautifully renovated, four bedroom, semi detached family home, offering elegant and contemporary living across three floors, and with accommodation extending to approximately 1050 sq ft.

A welcoming entrance hallway, complete with useful under-stairs storage and a downstairs WC, provides access to the ground-floor accommodation and stairs to the upper levels.

To the front, the spacious sitting room is filled with natural light from a large window, creating a bright and inviting space. This room could easily incorporate a dedicated work-from-home area or, for those seeking fully open-plan living, be combined with the adjoining kitchen (subject to the necessary permissions).

The sleek kitchen-diner at the rear has been tastefully modernised by the current owners, featuring a stylish range of units and integrated appliances including a fridge-freezer, dishwasher, and washing machine. A small conservatory leads from the kitchen and opens directly onto the well-maintained rear garden, perfect for summer entertaining.

On the first floor, a generous landing leads to two double bedrooms, a single bedroom, and the family bathroom. The master bedroom enjoys large front-aspect windows and offers a peaceful retreat, while the second double overlooks the garden and includes a built-in wardrobe. The third bedroom is currently used as a dressing room and home office. The family bathroom is bright and contemporary, with a bath, WC, and wash basin.

The second floor hosts a spacious guest bedroom with dormer windows, ample eaves storage, and a compact en-suite shower room.

The rear garden is private and mature, with a paved patio leading onto a neatly lawned area – ideal for alfresco dining and relaxation. Parking and additional storage is provided by a single, insulated garage complete with rear access. To the front, a private driveway offers parking for up to two vehicles.

****Agents Notes:** The current owners installed a new boiler in 2023 and the property is doubled glazed throughout.**





















About this Area

Tachbrook Road enjoys a highly convenient position in the sought-after area of Whitnash – a former village now seamlessly connected to the vibrant towns of Royal Leamington Spa and Warwick. The property is just 1.5 miles from Leamington Spa's elegant Regency centre, with its array of boutique shops, stylish cafés, and beautiful parks, and only 2.7 miles from the historic heart of Warwick, famed for its castle, characterful streets, and dining scene.

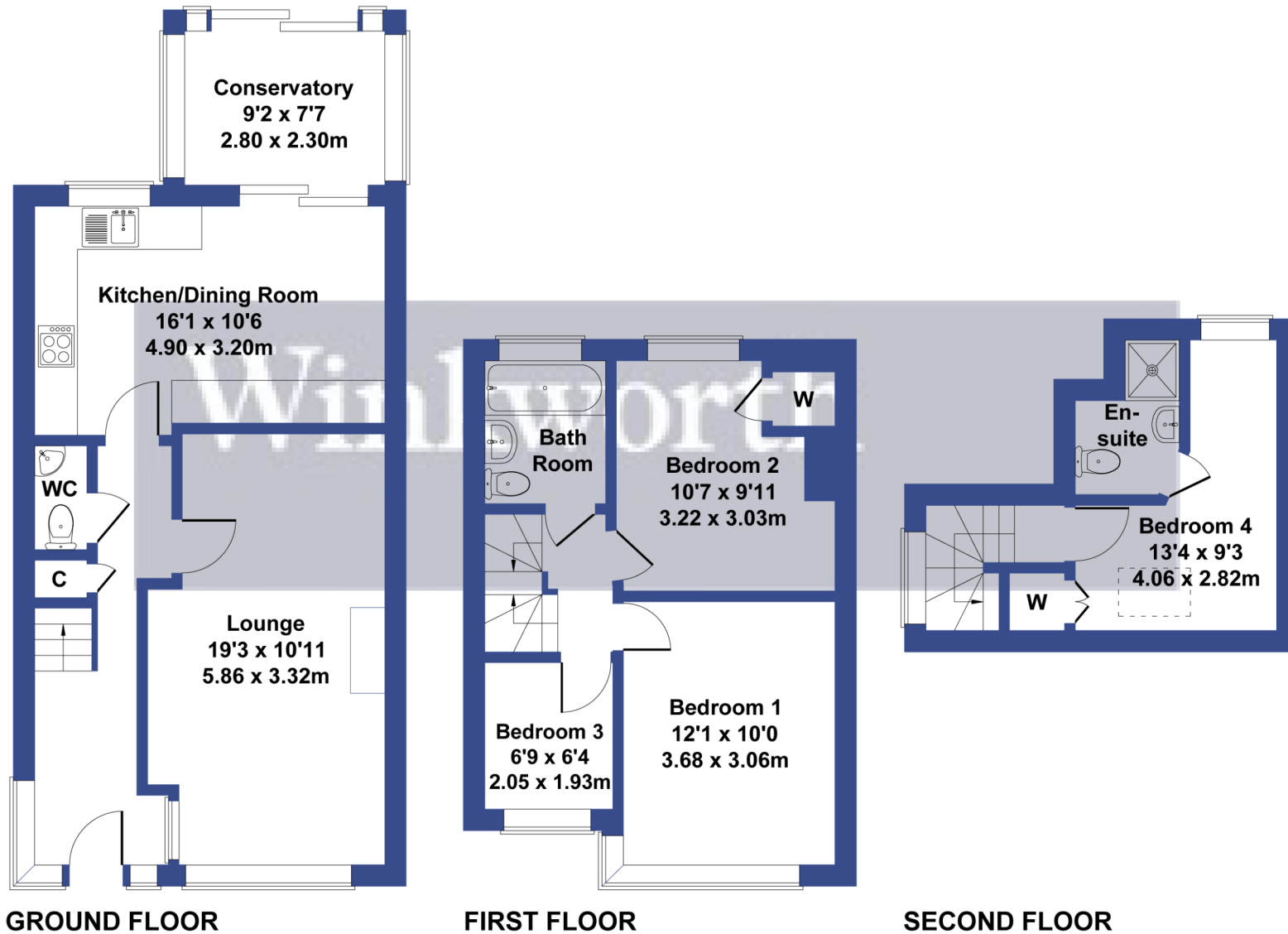
Families are well-catered for with excellent schooling options close by. St Joseph's Primary School (0.5 miles) and Whitnash Primary School (0.34 miles) are within easy walking distance, while secondary education is provided by Campion School (1.4 miles) and the recently opened Oakley School (0.9 miles). For independent education, the prestigious Warwick School (2.6 miles), Arnold Lodge (3.1 miles), and The Kingsley School (2.9 miles) are all a short drive away.

Commuting is straightforward thanks to superb local and national transport links. Leamington Spa railway station, just 1.6 miles from the property, offers direct services to London Marylebone (around 1 hour 20 minutes) and Birmingham (approximately 33 minutes). Road connections are equally convenient, with the M40 accessible within 3.2 miles, providing swift routes to London, Oxford, Birmingham, and the wider West Midlands.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Tachbrook Road, Leamington Spa, CV31

Approximate Gross Internal Area
1076 sq ft - 100 sq m



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





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