



Radford Road, Leamington Spa, CV31  
£950,000

**Winkworth**

for every step...













## About the Property

Winkworth Leamington Spa is delighted to present this impressive six-bedroom, semi-detached Victorian family home, ideally located in the heart of Leamington Spa.

This stunning former school building has been thoughtfully and lovingly renovated by the current owners, offering exceptional contemporary living space spread across three floors, with accommodation extending to approximately 4090 sq ft.

### Material Information:

Council Tax: Band D

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Mar 2025)

Mobile Coverage: Limited/Likely Coverage

Heating: Gas Central Heating

Listed: No

Tenure: Freehold















## The Finer Details

As you enter Radford Road, you're greeted by a grand entrance hallway, featuring wide sweeping stairs, original wooden floorboards, and soaring double-height ceilings that create a sense of space and elegance.

The formal drawing room, positioned at the front of the house, is flooded with natural light through a large square bay window. A central fireplace and beautiful ceiling rose enhance the room's character and charm. Adjacent to the drawing room is the dining room, which offers large triple doors opening onto the rear garden. Currently used as a sitting room by the owners, this versatile space could serve a variety of purposes.

At the heart of the home, the kitchen/diner is a truly stunning entertaining space. With double-aspect windows and striking herringbone flooring, it offers an inviting space for both cooking and entertaining. Pendant lights hang over a large kitchen island with a breakfast bar and wine racks. The kitchen is equipped with a range of integrated appliances, including a fridge/freezer, dishwasher, and SMEG range cooker. The dining area, with doors leading to a rear terrace, further enhances this beautiful space for family gatherings and parties.

A cloakroom/WC, a large storage cupboard, and a cellar are all conveniently accessed from the central hallway. The cellar currently houses a utility room and four additional chambers, offering great potential for a gym, extra storage, or conversion into additional living space.

The first floor is accessed via a generous landing and half landing, leading to four bedrooms and two bathrooms. Two principal bedrooms, positioned at the front of the house, feature double-height ceilings and front and rear aspect windows. A further double bedroom overlooks the rear of the property, with an adjacent family bathroom, and a smaller single bedroom. Both bathrooms have twin sinks and a bath with a shower, and have been recently renovated by the current owners.

On the second floor, two additional generously-sized double bedrooms are located. One is currently used as a study, while the other benefits from full-width built-in wardrobes. A recently refurbished, stylish shower room is located off the second-floor landing.

Externally, a charming walled garden with raised flower beds can be accessed via both the central hallway and rear kitchen doors. A large patio area and small lawn extend along the side of the property. Sliding gates onto Forfield Place provide a private entrance to off-street parking and a spacious garage.







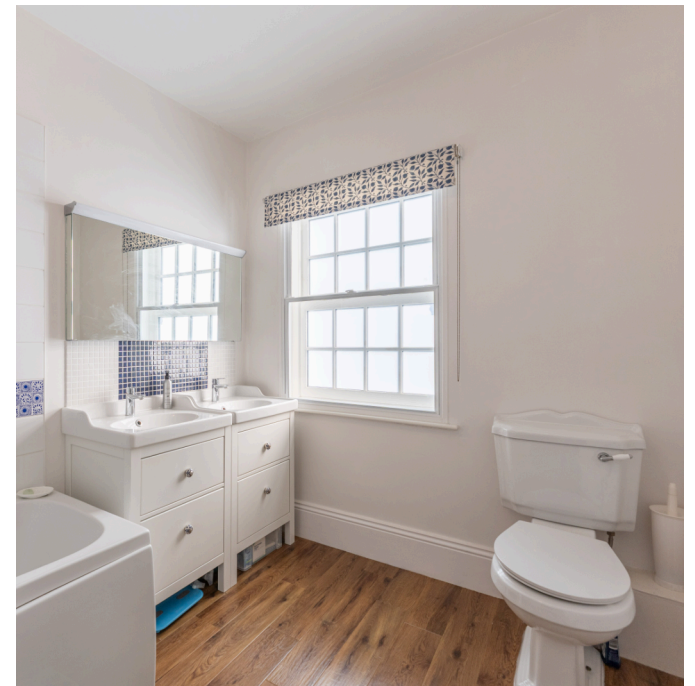








Those  
whom God  
hath  
joined  
together  
let no  
one put  
asunder.































## About the Area

Situated on the Radford Road that connects nearby Radford Semele with Leamington Spa, This wonderful family home is perfectly situated in the heart of Leamington Spa, an easy walk from the nearby amenities, restaurants and shops of Leamington Spa, (0.6 miles).

Many 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 Radford Road. Clapham Terrace Primary School (0.3 miles) and Champion 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.

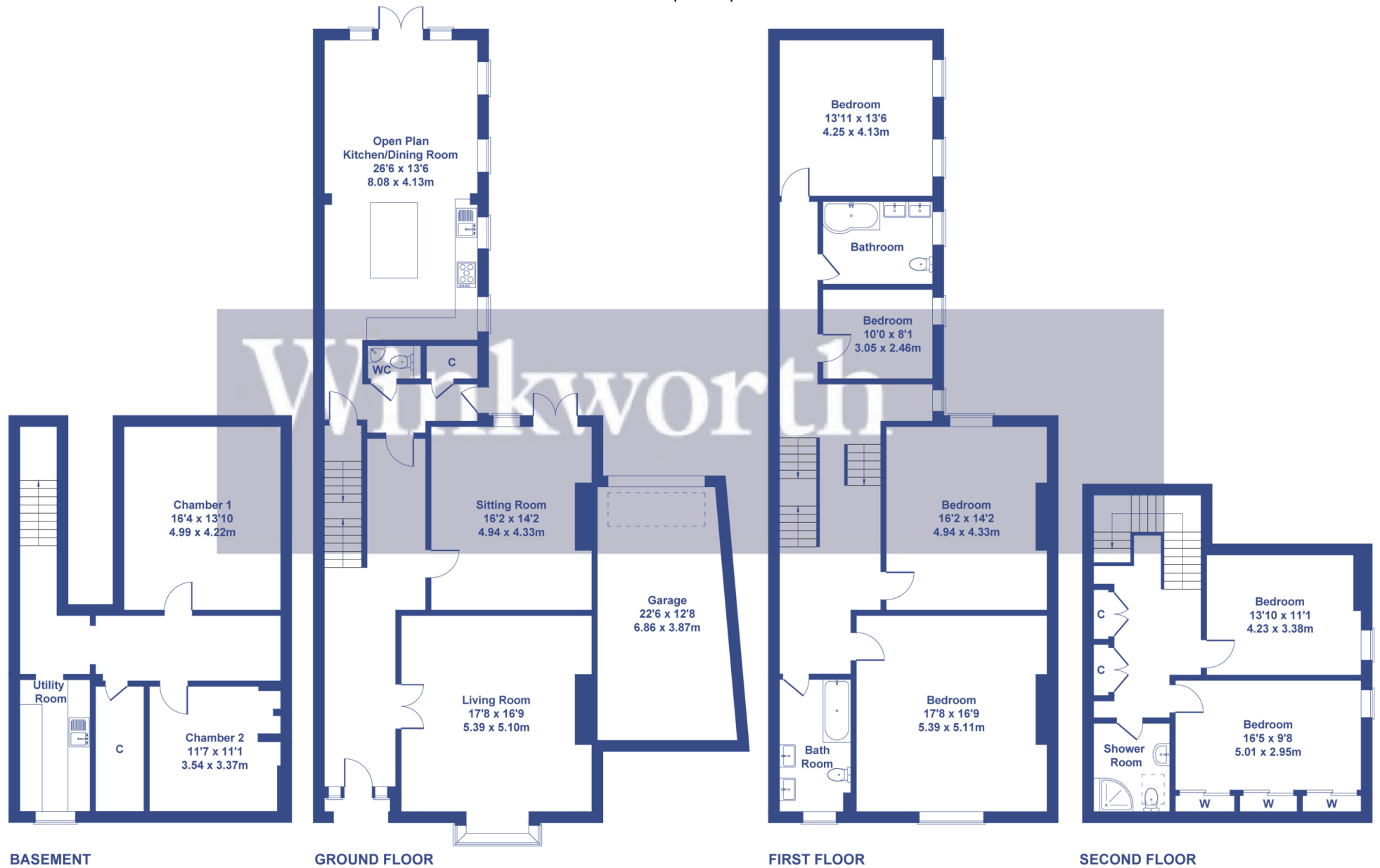
Situated in the heart of the West Midlands, Leamington Spa is famous for its convenient national transport links. Leamington Spa Train Station (0.3 miles) is a 7 minute walk and provides a direct service to London Marylebone (1 hour 23 minutes) and Birmingham Train Terminals (33 minutes), while the motorway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





# Radford Road Leamington Spa

Approximate Gross Internal Area  
4090 sq ft - 380 sq m



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









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