



Granville Street, Leamington Spa, CV32  
£525,000

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## About the Property

Set on the ever-popular Granville Street, just north of Leamington Spa town centre, Granville Street is an immaculately presented Victorian mid-terrace offering beautifully balanced accommodation, rich in period character and thoughtfully updated for modern living.

The property is positioned on a quiet residential street within strolling distance of The Parade, Leamington Spa railway station and a wide range of independent shops, cafés and restaurants, making it an ideal home for owner occupiers seeking both convenience and charm.

### Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







## The Finer Details

Upon entering the property, a welcoming entrance hallway sets the tone, with stripped timber flooring, tasteful décor and stairs rising to the first floor. To the front of the house sits a bright and inviting sitting room, centred around a period fireplace and enhanced by a large bay window fitted with plantation shutters, allowing natural light to flood the space.

The sitting room flows seamlessly into the dining room, creating a superb through reception ideal for both everyday living and entertaining. The dining room continues the period theme with a further feature fireplace and offers ample space for a full dining table and additional furniture.

To the rear of the property lies the heart of the home: a beautifully appointed reception kitchen. Fitted with an extensive range of contemporary cabinetry, integrated appliances and contrasting worktops, the kitchen also incorporates a breakfast bar, providing a sociable focal point for informal dining. Large glazed doors open directly onto the rear garden, creating a strong connection between indoor and outdoor space and making this an excellent room for entertaining.

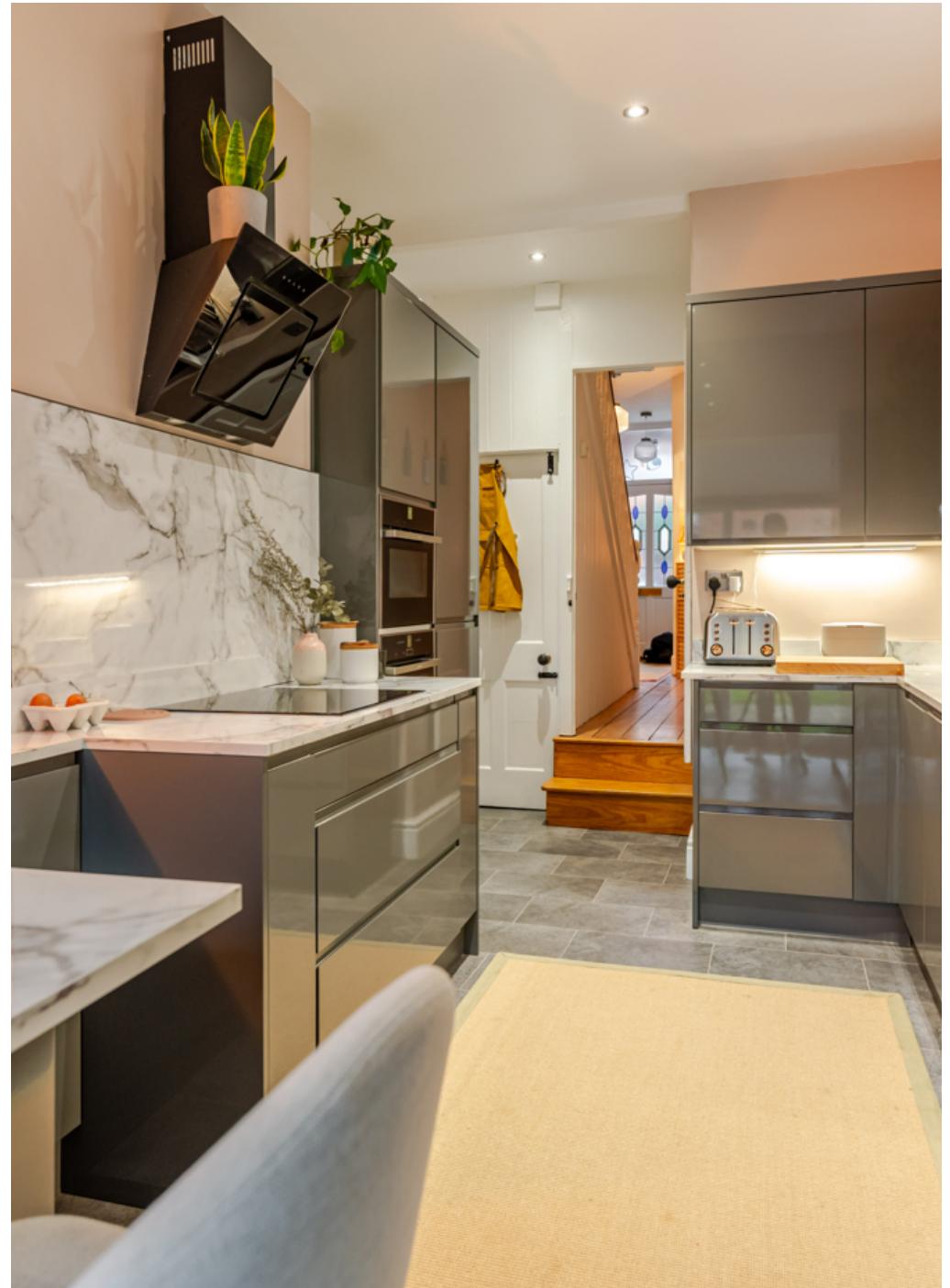
Stairs from the hallway lead down to the basement, which currently provides useful dry storage. Previously, planning permission was granted for conversion to create additional accommodation including rooms and a bathroom; while this permission has now expired, it highlights the potential this space offers, subject to any necessary consents being renewed.

The first floor hosts two generous double bedrooms, both beautifully presented and retaining period fireplaces and tall ceilings. The principal bedroom is positioned to the front of the property and benefits from two large windows, fitted wardrobes and an elegant finish. The second bedroom overlooks the rear garden and is equally well proportioned. Completing the first floor is a stylish family bathroom, fitted with a modern white suite comprising a bath, separate shower enclosure, wash hand basin and WC, with tasteful tiling and a useful airing cupboard providing additional storage.

Externally, the property enjoys a charming walled foregarden to the front, while the rear garden has been thoughtfully landscaped to include a paved seating area, lawn, timber shed and mature planting, creating a private and attractive outdoor retreat. On-street parking is available to the front of the property.























## About the Area

Granville Street enjoys a highly convenient and lifestyle-led position in the heart of Royal Leamington Spa, ideally placed for enjoying the town's elegant Regency character and vibrant day-to-day amenities. The centre of Leamington Spa is within comfortable walking distance, with The Parade (approximately 0.4 miles) offering an excellent selection of boutique shops, cafés and restaurants, while the beautifully landscaped Jephson Gardens (around 0.6 miles) provides formal gardens, riverside walks and seasonal events beside the iconic Royal Pump Rooms.

The area is well regarded for its access to a wide range of state and independent schools across Leamington Spa and Warwick, making the location appealing to both professionals and families alike.

For commuters, Leamington Spa railway station (approximately 0.8 miles) offers direct services to London Marylebone in around 1 hour 20 minutes and to Birmingham in approximately 30–35 minutes. The town's central position within the West Midlands is further enhanced by excellent road connections, with the M40 motorway easily accessible via nearby junctions, providing swift routes north and south.

Combining period surroundings with immediate access to Leamington Spa's finest amenities, Granville Street offers an attractive lifestyle setting close to the very heart of this sought-after spa town.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		62   D
39-54	E		
21-38	F		
1-20	G		



# Granville Street, CV32

Approximate Gross Internal Area

1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.





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