



Russell Terrace, Leamington Spa
Offers Over £575,000

Winkworth

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About the Property

Winkworth Leamington Spa is delighted to present to the market this sympathetically designed, contemporary, three bedroom, two bathroom family home nestled on Russell Terrace in South Leamington Spa.

Completed in 1999, and designed to satisfy its period neighbours, this wonderful family home offers contemporary and comfortable family living set over two floors, and with accommodation extending to approximately 1345 sq ft.

Material Information:

Council Tax: Band D

EPC: D

Local Authority: Warwick District Council

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

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom June 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold









The Finer Details

Set among the architectural grandeur of Russell Terrace in South Leamington Spa, this stylish three-bedroom, two-bathroom townhouse offers flexible family living just a short walk from Jephson Gardens (600m) and the Parade (800m).

Completed in 1999 and thoughtfully designed to complement the surrounding Regency architecture, the property is arranged over two floors and provides well-proportioned accommodation extending to approximately 1345 sq ft.

A welcoming entrance hallway has wooden flooring and runs the full depth of the ground floor, creating a light and airy first impression. A convenient and stylish downstairs WC/cloakroom is located off the hall and houses the boiler.

To the front of the property, the formal sitting room enjoys a large bay window that fills the room with natural light. A central fireplace with tiled surround adds character and a cosy focal point. Adjacent to the sitting room, the dining room is a versatile space currently used as a home office, but equally suited to a playroom or formal dining area. French doors lead directly onto the rear patio and garden, enhancing the indoor-outdoor flow.

At the rear of the property, the contemporary kitchen/diner features dual-aspect windows overlooking the garden and is equipped with integrated appliances including a gas hobs, NEFF ovens, dishwasher, and washing machine. Ample cupboard and counter space make it ideal for family life, with potential for a side-return extension with planning having previously been granted to the current owners.

Upstairs, the first-floor landing leads to three generously sized double bedrooms and a stylish family bathroom. The landing also offers built-in wardrobe storage and access to a boarded loft via a retractable ladder.





The loft provides excellent storage or the potential for conversion into an additional double bedroom, subject to the necessary consents.

The spacious, carpeted principal bedroom overlooks the rear garden and cemetery beyond, offering a peaceful retreat. It includes space for wardrobes and a well-appointed en-suite shower room. The two further bedrooms—one at the front, one at the rear—are both generous double bedrooms.

The recently renovated family bathroom has a clean, contemporary feel and includes a bath with shower over, wash basin, and WC.

Outside, the attractive walled rear garden features a large block-paved terrace surrounding a central lawn with mature flowerbeds and shrubs, making it an ideal space for entertaining and relaxation. French doors from the dining room and a door from the kitchen provide direct access and a garden shed provides external storage. A rear gate opens onto a shared alleyway used for discreet bin storage.

Permit parking is available on-street via the local authority, with annual permits currently available for £25.















About the Area

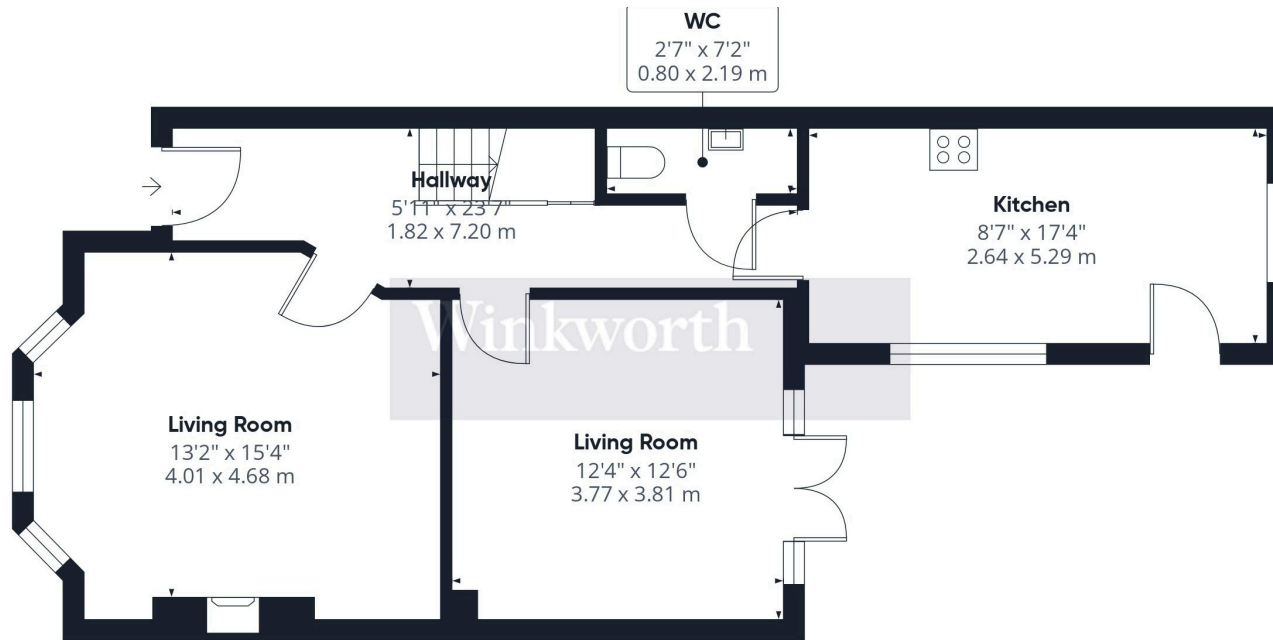
Situated along the picturesque and distinguished Russell Terrace which is flanked by elegant 19th-century classical and Gothic revival villas—this property enjoys a prime location just 800m from Leamington Spa's vibrant Parade. A variety of restaurants, cafés, boutique shops, and essential amenities are all within easy walking distance, offering the best of town living.

Leamington Spa is renowned for its beautifully landscaped green spaces, with Jephson Gardens, Pump Room Gardens (both 0.4 miles), and Newbold Comyn (0.8 miles) all nearby, providing plenty of opportunities for outdoor leisure and recreation.

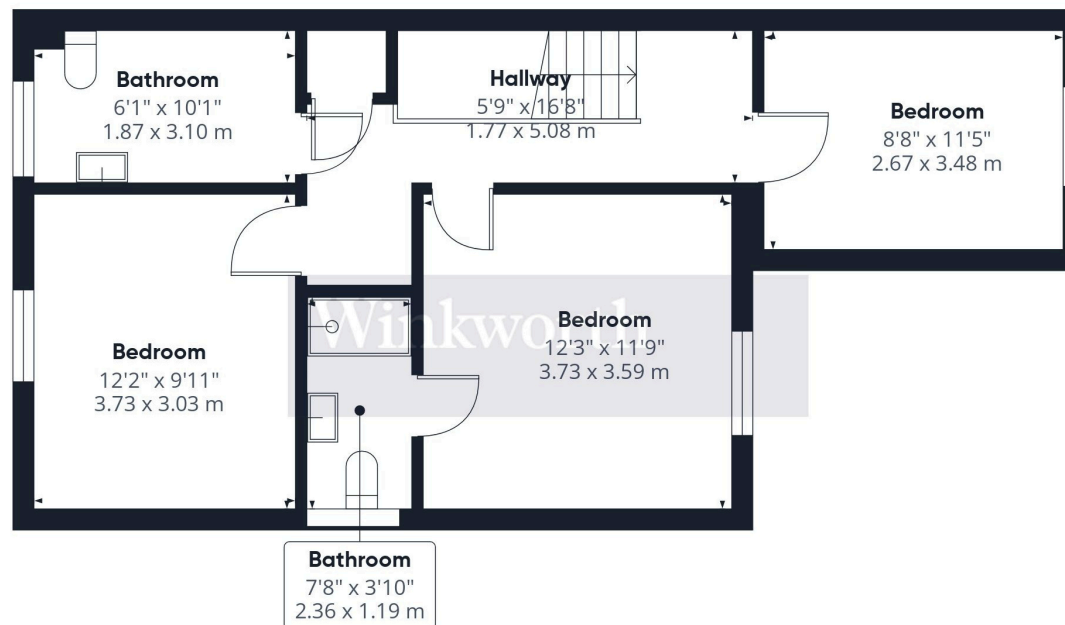
The area benefits from a strong selection of both state and independent schools. Within easy reach are Arnold Lodge (1.2 miles), Kingsley School (1.3 miles), Myton School (1.9 miles), and the prestigious Warwick School (2.1 miles). For those considering boarding options, Princethorpe College (8.3 miles) and Rugby School (14.8 miles) are also well regarded and accessible.

Transport connections are excellent: Leamington Spa Railway Station is just 0.5 miles away, offering direct services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes). For motorists, the M40 provides swift access to the wider motorway network, while Birmingham International Airport is around a 35-minute drive, offering a gateway to both domestic and international destinations.





Floor 0



Floor 1

Approximate total area⁽¹⁾
125 sq m
1345 sq ft

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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