



Orton Road, Warwick
Offers in the Region of £830,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this substantial five-bedroom detached family home, ideally positioned on the ever-popular Orton Road in Warwick.

Extending to approximately 2,325 sq ft and arranged across three floors, this impressive modern property offers versatile and well-balanced accommodation, perfectly suited to contemporary family living. Beautifully presented throughout, it combines generous reception space with thoughtfully designed bedrooms, all within easy reach of Warwick town centre, Leamington Spa, and excellent local schools.

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 25)

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

Heating: Gas Central Heating

Listed: No | Tenure: Freehold









The Finer Details

Built in 2018 and set on the popular Orton Road, this well-presented detached property offers generous proportions, flexible living spaces, and a landscaped rear garden terrace designed for modern family life. Driveway parking, a detached double garage, and a private rear garden further enhance its appeal.

A central entrance hallway provides access to all principal rooms, including a spacious study—ideal for home working or as a playroom. The sitting room has been enhanced with a bespoke media wall and fitted shelving, creating a stylish and functional focal point.

To the rear, the kitchen/diner is the heart of the home. The current owners have reconfigured the space to incorporate an additional snug adjacent to the dining area, while double doors open directly onto a redesigned and landscaped rear garden terrace, perfect for entertaining. A practical utility room adjoins the kitchen, providing extra storage and workspace.

The first floor is home to the principal bedroom suite, which includes a dressing area and a luxurious en-suite bathroom with both shower and bath. Two further double bedrooms—one with a front aspect and the other overlooking the rear garden—complete this level, alongside a modern family bathroom.

On the second floor, two additional double bedrooms are served by a further well-appointed family bathroom, complete with both bath and shower—offering excellent flexibility for family living or guests.

Externally, the landscaped rear garden is a particular feature, with a smartly designed terrace providing the ideal setting for al fresco dining and relaxation. To the side of the property sits a substantial detached double garage, equipped with side access, power, and electric shutter doors, offering secure parking and excellent storage. Further driveway parking and EV charging is provided for up to four vehicles.

Orton Road represents a rare opportunity to acquire a spacious and versatile family home in a desirable Warwick location, within easy reach of excellent schools, transport links, and the historic town centre.



























About the Area

Situated in a desirable residential development as a popular area of Warwick, Orton Road is perfectly positioned for access to both Warwick town centre (2.3 miles) and nearby Leamington Spa (2.9 miles).

Warwick's historic heart, with its castle, market square, cafés, and independent shops, is within easy reach, while Leamington Spa's Parade is just 3 miles away and offers an excellent range of restaurants, coffee shops, boutiques, and green spaces including Jephson Gardens and Victoria Park.

Families are well served by local schools, with Heathcote Primary School (300 metres) and Myton School (2.3 miles) close at hand, alongside respected independent options such as Kings High School for Girls (2 miles) and Warwick School (2.1 miles).


For commuters, Warwick train station is only 2.4 miles away, and Leamington Spa station 2.8 miles, both providing direct services into London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes). The M40 motorway is easily accessible (2.6 miles), linking the area to London, Birmingham, and beyond.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









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