



Leicester Row, Long Itchington, CV47
£255,000

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About the Property

Winkworth Leamington Spa are pleased to present to the market Leicester Row, Church Road, Long Itchington, a charming and beautifully presented two-bedroom character cottage, ideally positioned in the very heart of this highly sought-after Warwickshire village.

Tastefully renovated and carefully maintained by the current owner, the property blends period charm with modern comfort and enjoys the rare benefit of a private courtyard garden with open views across the village allotments. Offered for sale with no onward chain, this is an excellent opportunity for first-time buyers, downsizers or investors alike.

Material Information:

Council Tax: Band C

Local Authority: Stratford-Upon-Avon District Council

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

Mobile Coverage: Limited Coverage (Checked on Ofcom Jan 26)

Heating: Gas Central Heating

Tenure: Freehold











The Finer Details

The property is approached directly from Church Road and entered into a warm and welcoming sitting room, positioned to the front of the cottage. This inviting space features exposed ceiling beams, a character brick fireplace fitted with a log-burning stove and built-in storage, creating a cosy yet practical room for everyday living.

To the rear, the kitchen has been thoughtfully designed and fitted with a contemporary range of wall and base units complemented by quality work surfaces. Integrated appliances include a gas hob, electric oven and dishwasher, while a breakfast bar provides informal dining space. The kitchen also houses the staircase to the first floor, a useful under-stairs storage cupboard and offers direct access to the rear courtyard garden. A door leads through to the bathroom.

The bathroom is well-appointed and finished in a modern style, comprising a panelled bath with mains-fed shower and glass screen, wash hand basin and WC. Natural light is provided by a rear window and a Velux-style roof window.

Rising to the first floor, the landing provides access to both bedrooms.

The principal bedroom is a generous double room positioned to the front of the property, featuring a decorative fireplace, built-in shelving and a pleasant outlook along Church Road.

The second bedroom is also a double room, enjoying views over the rear and allotments beyond, and benefits from access to the loft space.

To the rear of the property is a low-maintenance courtyard garden, ideal for outdoor seating and entertaining. A particular highlight is the attractive open outlook over the village allotments, providing a surprising sense of space and greenery rarely found with a central village position.























About the Area

Leicester Row enjoys a prime position in the heart of the charming village of Long Itchington, nestled in the picturesque Warwickshire countryside. The property is conveniently located just a short drive from Southam (2.7 miles) and Royal Leamington Spa (6.5 miles), offering both rural tranquillity and easy access to urban amenities.

Long Itchington is known for its friendly community spirit and traditional village charm. A short walk (0.3 miles) will take you to the village green, home to the popular Duck on the Pond pub—one of several charming local public houses. The Co-op is conveniently located, just a short walk down the Road'. To the south, the Grand Union Canal provides a peaceful setting for walking, running, and cycling, with scenic towpaths and routes along the National Cycle Network.

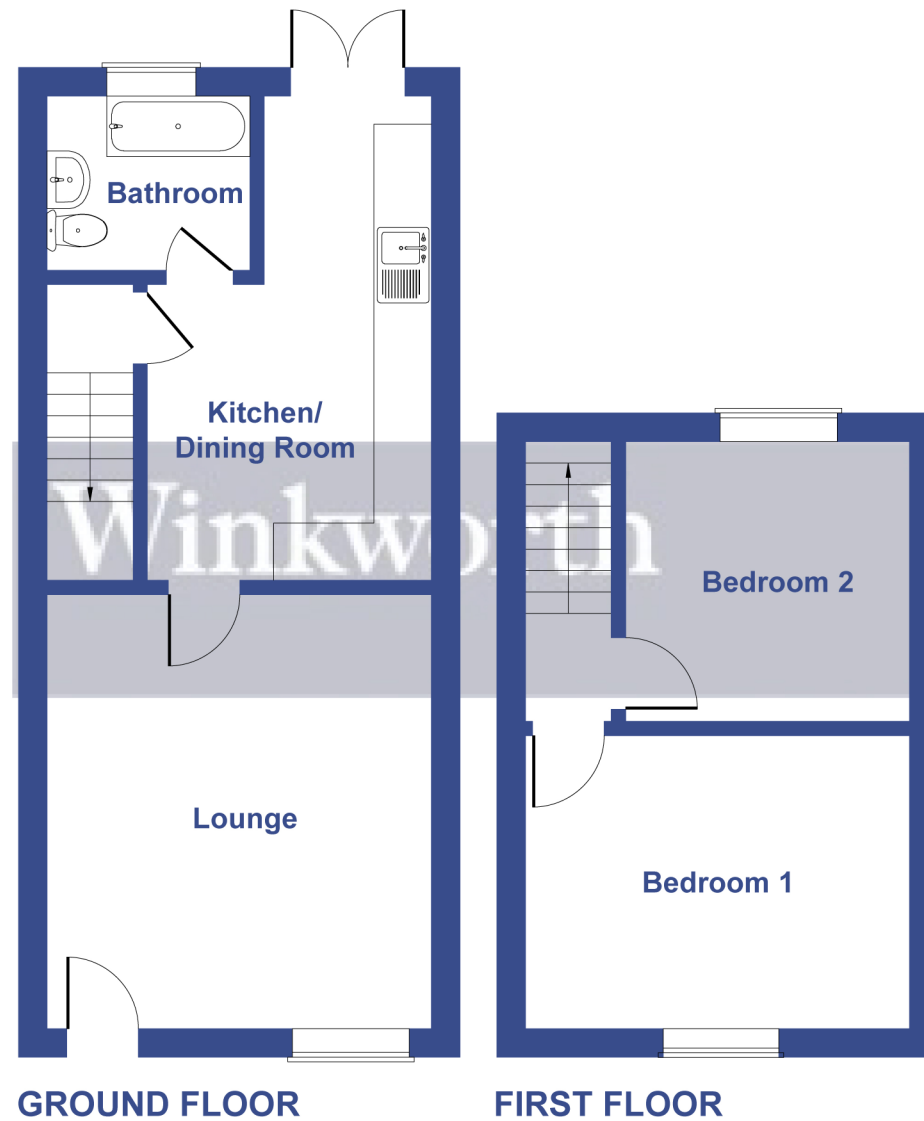
Families will appreciate the excellent selection of nearby schools, including Long Itchington CofE Primary School (0.8 miles), Bizzy Tots Nursery (0.2 miles), Stockton Primary School (1.5 miles), and the well-regarded Southam College (2.6 miles).

Commuters will benefit from easy access to the M40 motorway for travel to London and the Midlands, while Leamington Spa Railway Station (6.3 miles) offers direct services to London Marylebone (approx. 1 hr 25 mins) and Birmingham (approx. 33 mins), making this an ideal location for those who need to travel.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Leicester Row, Church Road, CV47



Not to Scale. Produced by The Plan Portal 2026
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