



St. Helens Road, Leamington Spa, CV31  
£475,000

**Winkworth**

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## About the Property

Winkworth Leamington Spa is delighted to present this beautifully appointed three-bedroom detached family home, set within its own grounds on the sought-after St. Helens Road, just a short drive from the town centre.

Brimming with character and charm, this attractive property offers generous and flexible accommodation extending to approximately 1,120 sq ft, with scope for future extension subject to the required consents.

### Property Information:

Council Tax: Band D

Local Authority: Warwick District Council

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

Mobile Coverage: Limited Coverage (Checked on Ofcom Oct 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold





## The Finer Details

A beautiful and characterful three-bedroom detached family home, set within its own grounds and ideally located on St. Helens Road, just a short drive from the centre of Leamington Spa. Offering a wealth of charm and period features throughout, the property also presents scope for extension to create a five-bedroom residence, making it a rare opportunity for buyers seeking a forever home with potential.

Upon entering, a spacious hallway with wooden flooring, storage cupboard and original beams sets the tone for the home's warm and inviting character.

The generous sitting room enjoys triple-aspect views across the gardens, filling the space with natural light, and is centred around a striking open working fireplace. A separate dining room, complete with bay window, French doors to the garden terrace, and its own central fireplace, offers an elegant entertaining space. Future owners may wish to open this room into the adjoining kitchen to create an open-plan hub of the home.

The kitchen is traditional yet elegant in style, with tiled flooring, wooden worktops, a farmhouse sink, and a range of integrated appliances including gas hobs, dishwasher and a Zanussi oven. From here, a useful utility room provides access to the rear terrace, a downstairs WC, and a separate larder.

Upstairs, a bright and spacious landing leads to three double bedrooms and a family bathroom. The master bedroom benefits from dual-aspect windows and a generous layout, as well as a contemporary en-suite shower room created by reconfiguring the neighbouring bathroom. Two further double bedrooms enjoy garden views, while the family bathroom has been stylishly modernised to include a bath with shower, WC and washbasin.

The gardens are a true highlight, with access from both the dining and utility rooms leading onto a raised terrace framed by brick-built flowerbeds—perfect for al fresco entertaining. A further deck steps down onto a lawned garden with mature borders, which wraps around the side of the property and connects to the front via a gated pathway. A shed is conveniently placed to the side of the house.

Externally, the property benefits from an integrated single garage, complete with light and power, and a gated driveway with off-street parking for up to three vehicles.



























## About the Area

St. Helens Road is situated in a highly convenient and sought-after residential area on the southern side of Royal Leamington Spa. The property enjoys close proximity to a wide range of local amenities, including excellent schools, shops, cafés and leisure facilities, while being just a short distance from the town centre (1.1 miles).

Families are particularly well served by the area's excellent choice of schools. St. Anthony's Catholic Primary School (1.1 miles) is close by, while Kingsway Community Primary (0.6 miles) is within easy walking distance. Champion School and Sixth Form (0.7 miles) is also nearby, offering secondary and further education. Independent options such as Kingsley School (1.4 miles), Warwick School (2.1 miles) and King's High School (2.3 miles) are all within a short drive, providing a superb variety of educational opportunities.

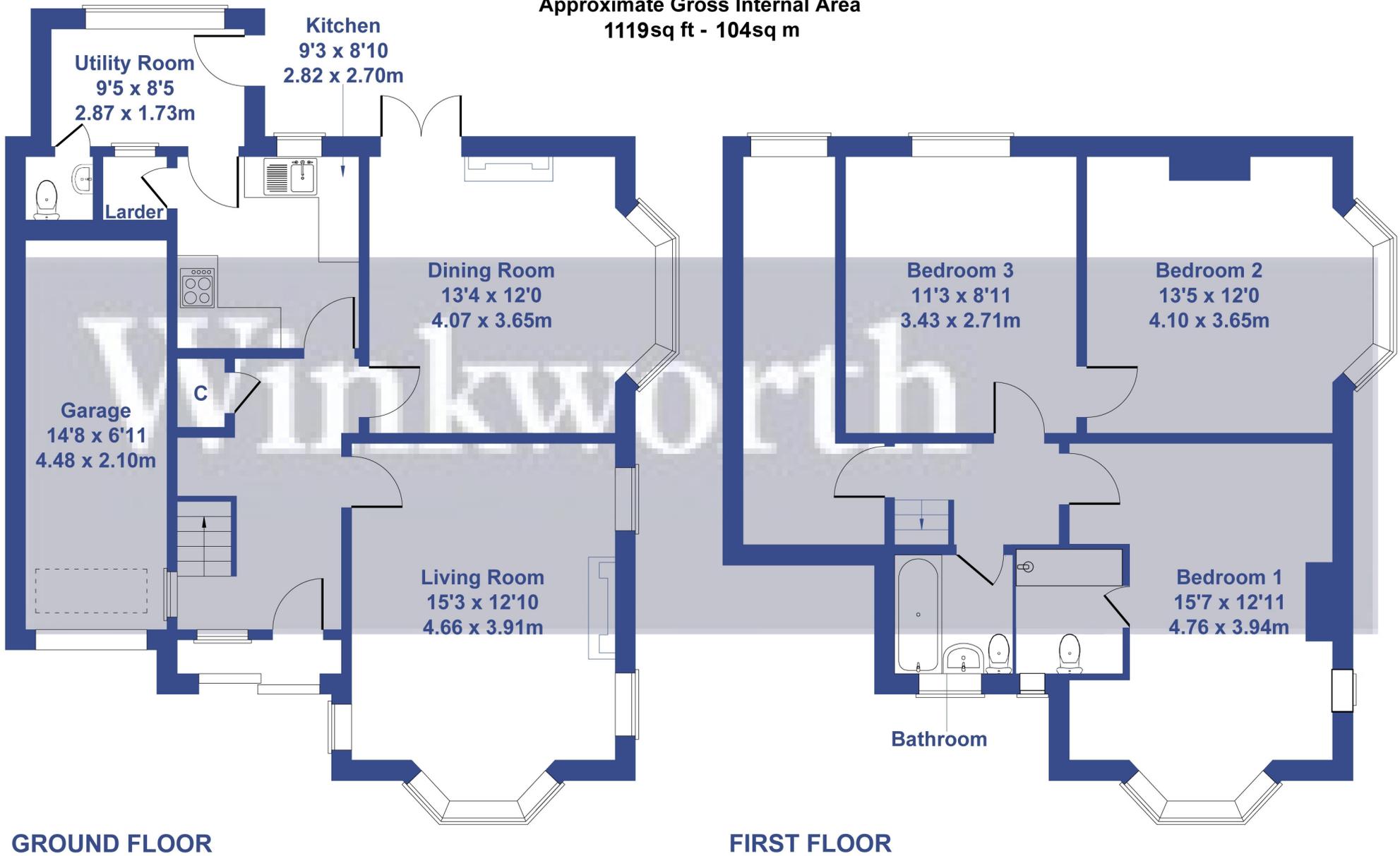
Leamington Spa is exceptionally well connected, with its railway station (0.8 miles) less than a mile away, providing regular services to Birmingham, Coventry and London Marylebone. The nearby A46 and M40 motorway also give swift access to the Midlands motorway network, Birmingham International Airport (18 miles) and beyond.

Renowned for its vibrant cultural scene, attractive open spaces such as Jephson Gardens (1 mile), and strong community atmosphere, Leamington Spa remains one of Warwickshire's most desirable places to live. St. Helens Road offers the perfect blend of a peaceful residential setting with all the conveniences of town life close at hand.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# St Helens Road, Leamington Spa, CV31

Approximate Gross Internal Area  
1119sq ft - 104sq m



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





Winkworth Leamington Spa  
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY  
[leamingtonspa@winkworth.co.uk](mailto:leamingtonspa@winkworth.co.uk)

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