



Guide Price £550,000

4 Bedroom Detached House for sale
18 Aintree Drive, Leamington Spa





Overview

Looking for a home where the hard work has already been done? Welcome to Aintree Drive. With triple glazing throughout, a dedicated home office, and a reconfigured master suite that feels like a boutique hotel, this 4-bedroom detached home is the definition of "move-in ready."



Key Features

- Stunning 4 Bedroom Detached Home in Prime North Leamington
- Intelligent Reconfiguration Creating a Dedicated Home Office
- Principal Bedroom with Private Balcony & Luxury Ensuite
- Triple Glazing Throughout for Enhanced Comfort & Efficiency
- Move in Ready
- Sunny South South-East Facing Rear Garden with Patio Area
- Spacious Converted Attic Bedroom (Bedroom 4)
- Dining Room with Feature Bay Window
- Modern Kitchen,
- Practical Utility Room





The "Wow" Factor

It is rare to find a property where every upgrade has been thought through so intelligently. The current owners have transformed this home, sacrificing a standard "box room" to create a stunning luxury ensuite, and converting a garage to provide that all-important separate office. Combined with a loft conversion for a fourth bedroom and triple glazing throughout, this is a home designed for modern family living.

Living & Working

Step inside, and you'll immediately feel the quality of the finish. The ground floor offers a seamless flow, perfect for family life.

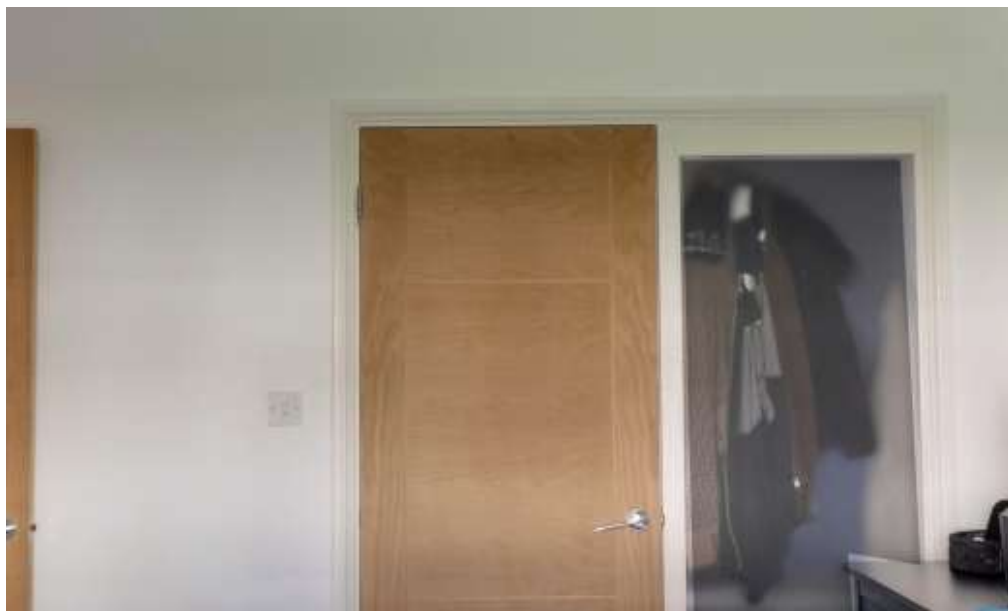
You can relax and unwind in the spacious lounge, which is a great place for entertaining, or step out and enjoy the lovely garden and patio area. Alternatively, head to the dining area with its lovely bay window, where you can enjoy family meals.

However, the practical standout feature here is the dedicated Home Office. Created from a smart garage conversion, this separate space is ideal for working from home without cluttering those relaxing living areas.

You also have the benefit of a practical Utility Room and a downstairs WC, essential for keeping the main living spaces tidy and relaxing.

Rest & Retreat

Head upstairs to the first floor, where the reconfiguration really shines. The Principal Bedroom is a true retreat. It features a private balcony, perfect for that morning coffee, and a luxury Ensuite. This isn't your standard bathroom; it was



created by converting the smaller bedroom, resulting in a spacious, high-end sanctuary.

There are two further good-sized double bedrooms on this floor, serviced by a modern family bathroom.

Go up one more level to the Converted Attic, which houses the fourth bedroom. This isn't just storage space, it's a generous, fully usable bedroom that offers privacy and space, perfect for a teenager or guest room.

Step Outside

The rear garden is a real suntrap. Facing South-South-East, it captures the best of the day's sunshine, making it perfect for summer BBQs, entertaining, or relaxing in the evening.

To the front, you have a driveway with space for a couple of cars and a garage, which provides excellent storage for bikes and garden gear.

Lifestyle & Location

– The Best of Both Worlds

Green Spaces on Your Doorstep Living in North Leamington (CV32) offers a lifestyle that is hard to beat. You are situated in a location prized for its leafy, quiet character and wonderful access to green spaces, offering a peaceful retreat at the end of the day.

You have Mason Avenue Park nearby. It's a fantastic local asset, perfect for morning jogs, walking the dog, or letting the children burn off energy after school without having to get in the car. This fits perfectly with North Leamington's reputation for its "leafy, quiet character".

For families, this location is a "forever home" choice. The area is renowned for its excellent school catchments, creating a stable and family-focused community. Weekends are easily filled with walks in the award-winning

Jephson Gardens or active afternoons at Newbold Comyn.

Town Centre Living

However, peace and quiet doesn't mean isolation. You have the convenience of excellent local amenities nearby for your daily essentials, but the real attraction is the proximity to Leamington Spa's thriving town centre. Just a short distance away, you can immerse yourself in the stunning Regency architecture of The Parade, browsing independent boutiques, high-end stores, a thriving food scene, and enjoying a vibrant café culture that rivals any major city.

A Commuter's Dream

For those travelling further afield, the transport links are exceptional. Leamington Spa Railway Station is easily accessible, offering fast, direct services to Birmingham New Street and London Marylebone—ideal for hybrid workers or city daytrip's.

Road Links

The road network is equally impressive, making this a strategic base for professionals. You have straightforward access to the A46 and the M40 motorway. Whether you are heading north to Coventry and Birmingham, or south towards Oxford and London, you are perfectly positioned.

Viewing Arrangements

This home needs to be seen to be fully appreciated. Viewings are being arranged strictly by appointment only. Please call EweMove Leamington Spa North 24/7 to book your viewing and avoid disappointment.

This property is offered as a freehold.

Please note that all dimensions are approximate and should not be relied upon for the purpose of floor coverings.

Floorplans

GROUND FLOOR
882 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.5 sq.m.) approx.



2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



AINTREE DRIVE, LILLINGTON, LEAMINGTON SPA

TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans

GROUND FLOOR
992 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.1 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1377 sq.ft. (127.9 sq.m.) approx.

For illustrative purposes only. Decorative fixtures, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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01926 351 460 (24/7)

leamingtonspanorth@ewemove.com



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