



6 Wood Street, Leamington Spa, CV32 4HQ
£700,000

charlesrose.

Tucked away in a peaceful Leamington Spa conservation area, this elegant 1860 townhouse blends period features with modern style, offering versatile living space over three floors, four double bedrooms, a private walled garden with parking, and a beautifully appointed kitchen/dining room opening to the outdoors.

LOCATION

Wood Street enjoys a quiet yet central position in Leamington Spa, placing you just moments from the town's many shops, restaurants, cafés and bars. Jephson Gardens, the beautifully landscaped Victorian park, is only a short stroll away, providing a green retreat in the middle of town. Leamington Spa railway station is within walking distance, giving direct links to Birmingham, Coventry and London, while the M40 is also close at hand via junctions 13, 14 and 15. Families benefit from a range of excellent schools, including Kingsley and Arnold Lodge in Leamington, as well as highly regarded Warwick independent schools nearby.

THE PROPERTY

Tucked away in a peaceful backwater position within a conservation area, this elegant period townhouse dates back to 1860 and beautifully combines historic character with contemporary comfort.

The property showcases many original features including tall ceilings, cast iron fireplaces, picture rails, coving, and shutters, all enhanced by tasteful décor throughout.

The lower ground floor was thoughtfully converted in 2019 and now offers a versatile guest bedroom/study with adjoining shower room/utility, providing excellent flexibility for modern living.

On the ground floor, the inviting entrance hall leads to a stylish sitting room with bay window, window seat, and

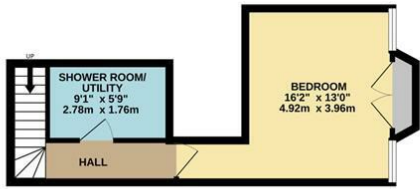
feature fireplace. A central room offers potential as a dining hall, study, or additional sitting area, while the impressive kitchen/dining room enjoys a part vaulted ceiling and bi-fold doors opening directly to the garden – an ideal space for entertaining.

The first floor provides three well-proportioned double bedrooms, with the principal bedroom benefitting from a bay window, along with a family bathroom.

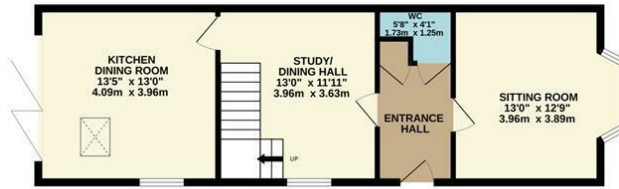
Outside, the walled garden is wonderfully private featuring raised beds, patio seating, and a pizza oven. Double gates allow for off-road parking, and there is a EV point, large shed and further storage to the rear.



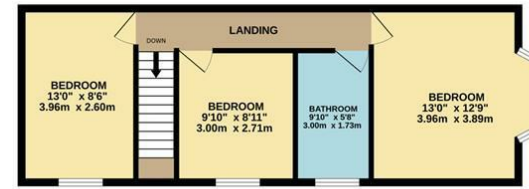
BASEMENT
277 sq.ft. (25.7 sq.m.) approx.



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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