

A photograph of a two-story white house with a grey tiled roof. The house has several windows, some of which are covered in green ivy. A small circular window is visible on the ground floor. A gravel driveway leads to the house, and a grey metal fence is in the foreground. The sky is blue with white clouds.

19 LILLINGTON ROAD

Leamington Spa, Warwickshire



A BEAUTIFULLY APPOINTED DETACHED FAMILY HOME

Conveniently located within close proximity of Leamington Spa's town centre.

		
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Distances: Leamington Spa train station 1.3 miles, Warwick 2.8 miles, Warwick Parkway 5 miles, M40 (J13 and J15) 5 miles
Coventry 9 miles, Stratford-upon-Avon 15 miles, Birmingham International Airport 16 miles
(All distances and times are approximate)

SITUATION

Lillington Road is located in one of Leamington Spa’s most sought-after residential areas, a well-established, leafy neighbourhood just north of the town centre.

This highly desirable location is perfectly placed for families and commuters alike. Residents benefit from a wealth of amenities within walking distance, including a vibrant mix of restaurants, cafés, boutique shops and bars. The beautifully maintained Jephson Gardens, with its formal Victorian design, and Newbold Comyn, ideal for weekend walks and outdoor activities, are also easily accessible.

Education is a key highlight, with an excellent selection of local schools close by, including North Leamington School, Telford Junior and Infant School, Lillington Nursery and Primary School, and Our Lady & St Teresa’s Catholic Primary School. Nearby independent options include Arnold Lodge School and The Kingsley School for Girls. Prestigious schools in nearby Warwick, such as King’s High School for Girls, Warwick Prep and Warwick Boys’ School, are also within easy reach.

Commuters are well served, with Leamington Spa station within walking distance, offering direct rail connections to Birmingham and London Marylebone. For road travel, the M40 motorway (Junctions 13, 14 & 15) provides rapid access to the Midlands and the South East.

THE PROPERTY

19 Lillington Road is a handsome detached family home, originally built in the 1920s and immaculately maintained by the current owners. Situated in a highly convenient location, the property benefits from a large rear garden, a gated in-and-out driveway, and is attractively set back from the road, offering both privacy and curb appeal.



A welcoming front porch leads to the main entrance, opening into a bright hallway with elegant limed oak flooring that continues into a versatile study or playroom. From the hallway, steps lead down to a stylish guest cloakroom fitted with high-quality Porcelanosa sanitary ware.

The light and spacious drawing room features a bay window, fireplace, Contura log burner, and alcove shelving. At the heart of the home is a generous open-plan kitchen, breakfast, and family area. This bespoke Harvey Jones kitchen features a central island with a breakfast bar, white granite worktops, Mandarin Stone tiled flooring, and a handy larder cupboard. Integrated appliances include two AEG ovens, an Elica Nikola Tesla induction hob with built-in extractor, a Miele dishwasher, and a fridge

Steps lead down from the kitchen into the dining room, which has lovely garden views through windows on four sides. Adjacent to the dining area, the utility room features wooden worktops and provides space for a washing machine, dishwasher, and dryer.





The front garden has been thoughtfully landscaped and features a multi-stem silver birch. A gated in-and-out driveway with electric gates and an intercom offers parking for approximately five cars. Additionally, a gated external store conveniently houses the bin store and an EV charger.

PROPERTY INFORMATION

Services: All main services are connected to the property. Gas-fired central heating to the drawing room and upstairs; the rest of the rooms are heated via 'Heat Mat' app controlled underfloor heating, which is split across five different zones.

Directions (CV32 5YS)

What3words: ///stream.branch.volume

Tenure: Freehold.

Local Authority: Warwick District Council

Council Tax: Band G

Viewing: By prior appointment only with the agents.



On the first floor is a beautifully appointed principal bedroom suite, with bespoke fitted wardrobes and a newly renovated en suite bathroom featuring a freestanding bath, walk-in shower, and Porcelanosa fittings. Additionally, there are two double bedrooms, a spacious single bedroom, and a well-equipped family shower room.

The rear garden is truly exceptional—extremely private and perfect for family life. A vast lawn stretches the length of the garden, complemented by several thoughtfully designed seating areas. A large terrace extends from the living areas, ideal for outdoor entertaining, while an established pergola offers an additional, sheltered seating space. A discreet log store is tucked away, and there is convenient access to the garage. Box hedging divides the terrace from the rest of the garden, with steps leading down to the lawn. The garden has a variety of mature trees, including apple, acer, eucalyptus, cherry blossom, fig, and an Indian bean tree.





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Approximate Gross Internal Area
House: 168 sq m (1,809 sq ft)
Garage: 13 sq m (142 sq ft)
Total: 181 sq m (1,951 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Date: 08 July 2025
Our reference: STR012544924

19 Lillington Road, Leamington Spa, CV32 5YS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,325,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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V4.3 Sep 24