



41 Russell Terrace
Leamington Spa | Warwickshire | CV31 1EZ

STEP INSIDE

41 Russell Terrace

This five double bedroom late Victorian townhouse located on a highly desirable street in central Leamington Spa is beautifully presented inside and out. Set over four floors this stunning home has an abundance of living space and features a beautiful open plan kitchen dining area with two sets of bifold doors leading out onto a wonderful entertaining space and four receptions including a cinema room on the lower ground floor.

Ground Floor

Entered through a covered porch, a spacious hallway with stairs to the first floor leads through into the spectacular open plan kitchen, dinning area at the back of the home where bifold doors allow the light to flow through the main part of the house.

The light and contemporary kitchen features a wealth of both wall and floor mounted units, built in appliances such as three ovens with microwave and steaming options, a warming draw, large, concealed fridge, a Quooker tap and a separate freezer. On the large island is a five-ring gas hob and retractable extractor. Two sets of bifold doors and a picture window flood the area with light and connect both the kitchen and dining area with outside space making this a wonderful place to entertain.

To the front of the ground floor are two large reception rooms, the first of which features a large bay window, open fireplace and period features such as high skirting, cornicing, picture rails and stainless-steel organ style radiators. Double doors then lead through to the second reception room which also benefits from the same period features, walnut style flooring and a large sash window overlooking the garden. An additional door leads back to the hallway which also gives access to a guest cloakroom and stairs leading to the lower ground floor.

Lower Ground Floor

The lower ground floor gives access to a separate utility/laundry room and three further rooms, one of which is currently used as a cinema the others a storeroom and the fourth reception room which could also be used as a sixth double bedroom.







First Floor

Stairs leading from the main hallway give access to three bedrooms and a family bathroom on the first floor. The generous main bedroom benefits from a large bay window, fireplace and well equipped ensuite shower room. The second double bedroom has a large sash window to the rear of the property and the third bedroom benefits from dual aspect windows. The large family bathroom on the first floor features a freestanding bath with decorative tiled alcove, a built-in television and LED mirror with blue tooth speaker, w/c, hand basin and a large walk-in shower.

Second Floor

The second floor gives access to a further two double bedrooms and another well-equipped shower room.









Outside

Two sets of bifold doors from the kitchen dining area open out onto a wonderful paved walled Mediterranean style garden with raised flower beds and a spectacular brick-built wood burning fireplace with log storage on either side. There is also a single garage with rear access and a small brick-built outhouse, the front garden is also beautifully presented.





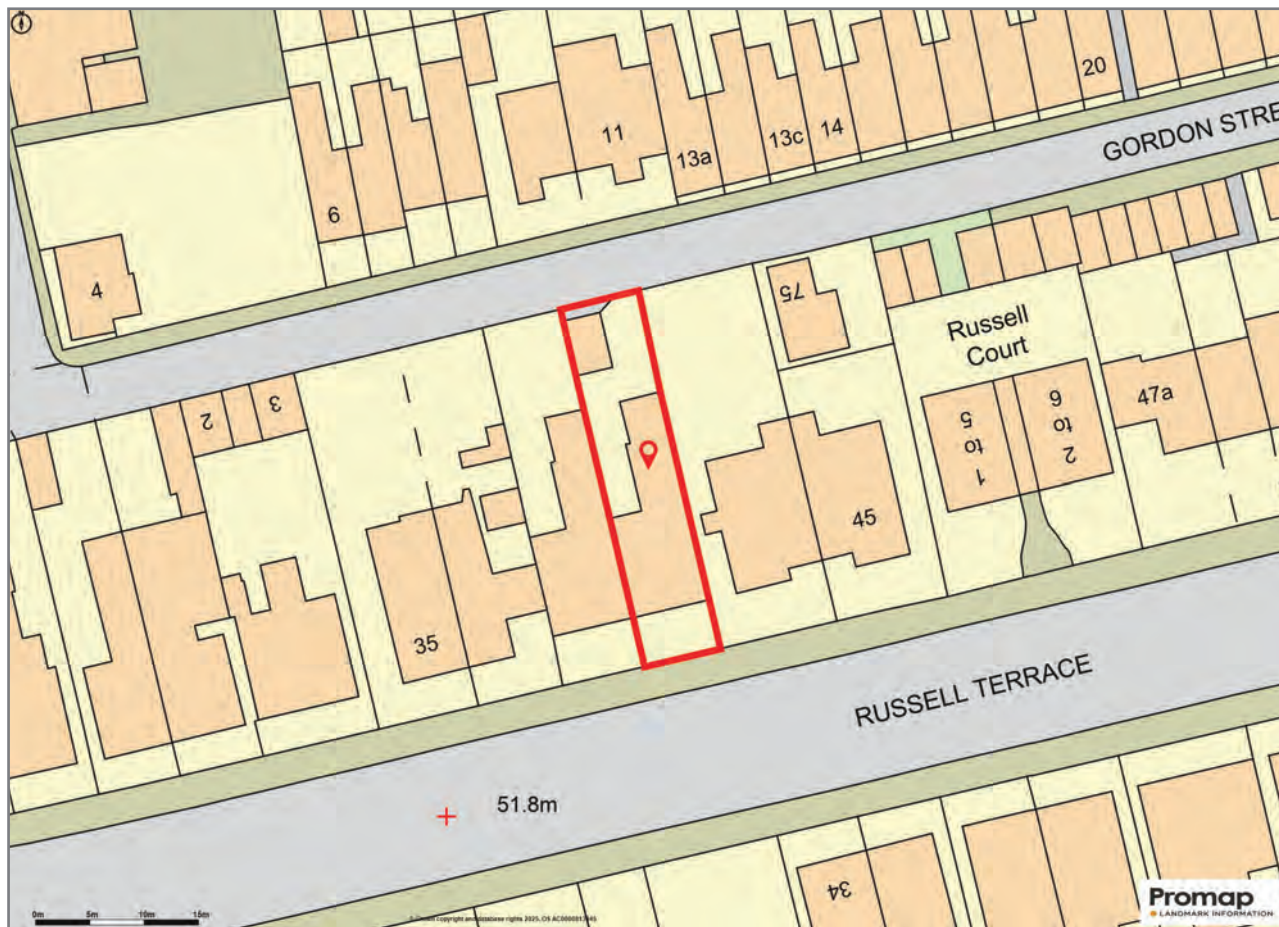
LOCATION

Located on a highly desirable street in Leamington Spa. Renowned for its beautiful regency townhouses and stucco villas, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands and where you will find a good array of shopping, bars and restaurants. Excellent schooling, both state and private, is nearby. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington Spa Station and Birmingham International Airport is only ½ an hour away.

In 2015 the historic town of Royal Leamington Spa was voted one of the Top 3 places to live in the UK by The Times newspaper and in 2017 the paper named Leamington the happiest place to live in the UK. In 2018 The Times named neighbouring County town Warwick the best place to live in the UK, so the area as a whole is highly desirable and sort after. Many people are drawn to the area by the excellent schools, shops, parks and surrounding countryside.

After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in Bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schools. Within easy reach are state, grammar and private schools to suit most requirements including Warwick School, Kings High School for Girls, Arnold Lodge School and Kingsley School for Girls, The Croft Prep School and Stratford Grammar School. Leamington Spa is also just seven miles from the renowned Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham Grand Central station in 26 minutes.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, water, drainage, and has gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps.

Alarm System - The property has a wireless alarm system installed which can be controlled via an App on your mobile devices.

Special Note - The property is believed to be located within a conservation area.

Tenure - Freehold

Directions - Postcode: CV31 1EZ / what3words: ///olive.honey.feed

Local Authority: Warwick

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Approximate Gross Internal Area
 Lower Ground Floor = 52.23 sq m / 562 sq ft
 Ground Floor = 90.52 sq m / 974 sq ft
 First Floor = 91.99 sq m / 990 sq ft
 Second Floor = 63.49 sq m / 683 sq ft
 Garage = 15.05 sq m / 162 sq ft
 Outbuilding = 2.54 sq m / 27 sq ft
 Total Area = 315.82 sq m / 3398 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

PRS Property
Redress
Scheme



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 10.04.2025

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