



41 Newbold Terrace East
Leamington Spa | Warwickshire | CV32 4EY

STEP INSIDE

41 Newbold Terrace East

Situated within walking distance of the town centre and Newbold common this stunning five-six-bedroom family home is beautifully presented inside and out and has fantastic amenities and hundreds of acres of countryside on its doorstep.

Ground Floor

An internal porch leads through to a light hallway giving access to two reception rooms and an open plan kitchen dining and living area on the ground floor. The large bay window at the front of the house provides ample light to the spacious first reception room with its Herringbone wooden floors and log burning stove. Both the reception rooms on the ground floor have a wealth of period features including high skirting, cornicing, picture rail and ceiling roses. The second reception room also benefits from a brick surround fireplace with log burning stove and large sash windows looking out over the rear garden.

The ground floor then opens up to a large kitchen, dining and living area with double patio doors leading out to the garden. The wonderful cottage style kitchen features a central island with breakfast bar, an Aga style range cooker, Belfast sink and ample storage and gives way to a large dining and seating area. The ground floor also has a useful utility room with access to the garden and a downstairs w/c.

First Floor

The first floor gives access to a generous sized sitting room at the front of the house with Herringbone flooring, a large wood burning stove and period features. A large bay window and a further sash window flood the light and provide wonderful views out over the common. This sitting room could easily be used as a sixth bedroom if required.

The first floor also gives access to three double bedrooms, two of which are generous sized with built in wardrobe and a family bathroom with separate w/c.

Second Floor

The spectacular principal suite is situated at the front of the house on the second floor overlooking the common and features a spectacular ensuite with a freestanding cast iron roll top bath, his and her sinks and a large walk in rain shower.

There is also a further generous sized double bedroom to the second floor, featuring, a large sash window, built in wardrobe and a marble surround fireplace with log burning stove.

Lower Ground Floor

Stairs from the hallway lead to a basement area which is currently used for storage but has the potential for conversion.













Outside

The rear walled garden is beautifully landscaped with a large gravel patio area a raised lawn area and mature flower beds and borders. At the rear of the garden is another seating area with pergola over, a log store, electric vehicle (EV) charging point and gated access to the road behind.

There is rear access by road and ample street parking is available near the property which does not require a permit.





LOCATION

Newbold Terrace is one of Royal Leamington Spa's most desirable addresses it is opposite to and has easy access to the town's magnificent Jephson Gardens. This Victorian park has a tropical, botanical greenhouse, "The Glass House"; there is a restaurant in the park, a lake, fountains, and statues and it runs alongside the River Leam. There is also a small coffee shop in the park. The Newbold Comyn 300-acre country park is also just across the road.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, 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 schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.





Services, Utilities & Property Information

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

Tenure - Freehold

Council Tax band : F

Local Council: Warwick

Parking: Parking immediately to the front of the property requires a permit however there is ample unrestricted parking adjacent to the property.

EPC: E

Viewing Arrangements

Strictly via the vendors' sole agents Fine & Country

Tel: 01926 455950

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



TOTAL: 3131 sq. ft, 291 m2
 BELOW GROUND: 0 sq. ft, 0 m2, GROUND FLOOR : 1238 sq. ft, 115 m2, FIRST FLOOR : 1240 sq. ft, 115 m2, SECOND FLOOR : 653 sq. ft, 61 m2
 EXCLUDED AREAS: STORAGE: 209 sq. ft, 20 m2, BASEMENT: 213 sq. ft, 20 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



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 14.10.2025.





JAMES PRATT

PARTNER AGENT

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