

GREATHEED ROAD

NORTH WEST LEAMINGTON SPA



STUNNING EDWARDIAN VILLA

GREATHEED ROAD,
NORTH WEST LEAMINGTON SPA
CV32 6ET

This extraordinary Edwardian bay-fronted villa is nestled on Greatheed Road, one of the most sought-after streets in North West Leamington Spa. Immaculately presented and lovingly maintained, the property spans over 2000 sq ft, offering a seamless blend of classic elegance and contemporary convenience. With five spacious bedrooms, original period features, and a stunning south-facing garden, this home is a true architectural gem.

THE LOCATION: LEAMINGTON SPA

Royal Leamington Spa, renowned for its Regency architecture, picturesque parks, and vibrant town centre, is consistently ranked as one of the most desirable places to live in the UK. Its stunning Georgian and Victorian townhouses, alongside tree-lined avenues, reflect the town's rich heritage. Residents enjoy access to an array of excellent schools, independent boutiques, high-end dining, and local cafes.

The beautiful Jephson Gardens and Pump Room Gardens provide tranquil green spaces for leisurely strolls.

Conveniently located, Leamington Spa boasts strong transport links, including a direct rail service to London Marylebone in just over an hour, and easy access to the M40 motorway, making it ideal for commuters.

The town also offers a thriving arts and culture scene, alongside a sense of community that draws both families and professionals alike. Proximity to the rolling countryside of the Cotswolds only enhances its appeal, offering residents the perfect balance of town and country living.







THE PROPERTY

Upon entering this exceptional property, the stunning period details immediately catch the eye. High ceilings, original plaster ceiling cornices, and magnificent original fireplaces are found throughout, creating an atmosphere of timeless sophistication. The front of the home features a grand bay window in the formal living room, flooding the space with natural light and showcasing the craftsmanship of the Edwardian era. Oak floors throughout the ground floor add warmth and elegance, complementing the home's character.

Adjacent to the living room is a comfortable sitting room, providing a more intimate space for relaxation or entertaining. The heart of the home lies in the expansive,

south-facing breakfast kitchen. Featuring classic Shaker-style cabinets and ample granite topped counter space, this kitchen offers a welcoming environment for family meals or casual gatherings. Large windows bathe the room in sunlight, and the seamless connection to the garden makes it perfect for indoor-outdoor living. There's even a well appointed laundry room for boots, coats and washing. A professionally converted cellar adds significant value to the property, offering a spacious en-suite bedroom with a beautifully finished stone floor and impressive ceiling height. This space provides an excellent option for guests, extended family, or even as a luxurious master suite, ensuring privacy and comfort.



THE UPPER FLOORS

The first floor continues to impress, with three additional generously sized bedrooms, all boasting ample built-in storage and Oak floors. The principal bedroom on the first floor enjoys charming views over the tree-lined street and maintains the elegance of the home's era, with large windows and intricate detailing. The first-floor bathroom is a masterpiece of design, with elegant fittings and a serene ambiance, perfect for relaxation.

The fifth bedroom (also with Oak floor), set across the second floor, offer versatile space for family members or home offices, catering to the needs of modern living while retaining the home's historic charm.

OUTDOOR LIVING

Stepping outside, the south-facing walled garden provides a peaceful, private retreat, ideal for outdoor dining or simply enjoying the sunshine. A beautifully paved stone terrace serves as an excellent spot for alfresco entertaining or unwinding with a cup of coffee. The garden is framed by mature plantings, adding to the sense of tranquillity and privacy.

At the rear of the property is a large, well-appointed garage with electric doors, offering ample space for vehicles and storage. Above the garage, rafters provide additional storage space, while the versatile glazed hobby room with en-suite W.C and elegant Oak floor offers flexibility as a gym, home cinema, or guest accommodation. This space is flooded with natural light, making it an inspiring environment for various uses.



A HOME OF DISTINCTION

This magnificent Edwardian villa on Greatheed Road stands as a testament to timeless design and enduring quality. With its carefully preserved period features, generous living spaces, and ideal location in the heart of Leamington Spa's most prestigious neighbourhood, this property offers a rare opportunity to own a piece of history, perfectly adapted for modern living. Whether you are entertaining in the elegant reception rooms, relaxing in the serene garden, or enjoying the versatility of the additional hobby room, this home is sure to exceed expectations.

If you are seeking a home that combines period charm, spacious accommodation, and a prime location, this Edwardian villa is an unrivalled choice.





FLOOR PLANS & DIMENSIONS

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

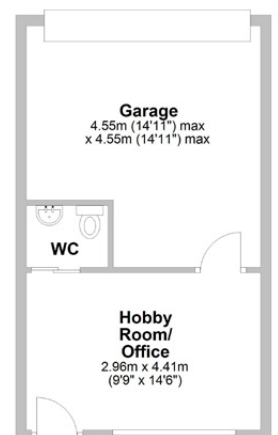
LOWER GROUND FLOOR



Total area approx:

Lower Ground Floor: 25.7 sq. metres. (276.1 sq. feet)
 Ground Floor: 64.0 sq. metres. (688.7 sq. feet)
 First Floor: 59.2 sq. metres. (637 sq. feet)
 Second Floor: 32.1 sq. metres. (345.2 sq. feet)
 Hobby Room/Office 13.05 sq. metres. (140.45 sq. feet)
 Total Area: 194 sq. metres. (2088 sq. feet)

Illustration only and not to scale.

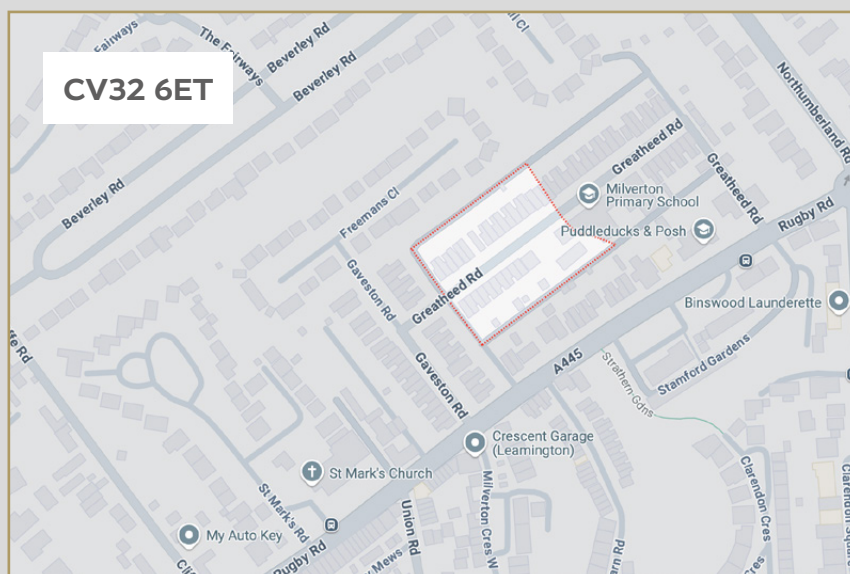


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CV32 5HQ

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LOCATION



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