



Connells

The Garden House Trinity Street
Leamington Spa

The Garden House Trinity Street Leamington Spa CV32 5GZ

for sale offers over
£675,000



Property Description

A stunning brand new three double bedroom home ideally located within the heart of Leamington Spa town centre. Finished to an exceptional specification throughout, this beautifully designed property offers contemporary living at its finest.

The ground floor features a welcoming entrance hall, utility room, spacious lounge and a stylish downstairs shower room, while the rear of the property opens into an impressive open plan kitchen, living dining space. This light filled area is perfect for modern family living and entertaining, enhanced by sleek finishes and bi-folding doors that open directly onto the south facing rear patio with lawned garden. There is also a large walk in pantry room, hidden behind the kitchen cabinetry.

Upstairs the property boasts three generous double bedrooms, with vaulted ceilings reaching four metres in height. The principle bedroom benefits from a luxurious ensuite shower room, complimented by a stylish family bathroom serving the remaining bedrooms.

Externally the home enjoys a rare, approximately 57 ft south facing rear garden, providing an ideal space for outdoor dining and relaxation.

Built to an exceptional standard, the property combines bespoke craftsmanship, energy efficiency and thoughtful design, creating a low-maintenance yet luxurious home within easy reach of restaurants, shops, schools and parks.

Entrance Hall

Engineered oak herringbone flooring with underfloor heating, bespoke flush LED ceiling lighting with pendant and feature artwork lighting, with attractive views through to the south-facing garden.

Utility Room

Fitted with washing machine and separate dryer, storage cupboards, mains gas boiler, bike storage, underfloor heating and EV charging capability.

Shower Room

Large walk-in shower with niche, wall-hung basin and soft-close WC, LED-lit mirror, underfloor heating and heated towel rail.

Boot/Coat Area

Bespoke hand-built cabinetry providing coat and shoe storage with a padded bench seat.

Desk Area

Built-in home working area, separate from living spaces, with hard-wired high-speed internet and engineered oak flooring with underfloor heating.

Lounge

Accessed via double doors, featuring built-in surround sound speakers, bio-ethanol real flame fireplace, media wall with TV points, illuminated shelving, engineered oak flooring with underfloor heating, bespoke flush LED ceiling lighting pendant and feature wall lighting.

Kitchen Living Dining Room

A stunning open-plan space designed for modern living and entertaining, featuring bespoke inframe solid oak cabinetry (individually painted), quartz worktops, large sink with hot water tap, two fan ovens, large induction hob, pop-up extractor set within the island, integrated wine cooler, fullheight integrated fridge, extensive storage including pull-out bins and drawers. The space is flooded with natural light from three large skylights and six-metre bi-fold doors opening onto the south-facing garden, with bespoke flush LED lighting, feature pendants and wall artwork lights.

Pantry Room

Discreetly hidden behind kitchen cabinetry, with ample open shelving, power points for countertop appliances, two integrated dishwashers and a full-height integrated freezer, allowing the main kitchen to remain uncluttered.

First Floor

A bespoke designed and hand-built staircase with oak detailing and plush carpeting leads to the first floor.

Principal Bedroom

Architecturally designed vaulted ceilings providing exceptional 3.5 metre height and spaciousness, built-in wardrobes, TV/data points and views over the south-facing rear garden.

Ensuite

Large walk-in shower with niche, wall-hung basin and soft-close WC, mirrored storage cabinetry, underfloor heating, heated towel rail and high-specification Carrara marble-style tiling.

Bedroom Two

Boasting vaulted ceilings with excellent 4 metre height and volume, TV/data points plus built-in wardrobes.

Bedroom Three

Boasting vaulted ceilings with excellent 4 metre height and volume, TV/data points plus built-in wardrobes.

Bathroom

Bath with waterfall filling tap and overhead shower with niche, wall-hung basin and soft-close WC, mirrored storage cabinetry, underfloor heating, heated towel rail and Carrara marble-style tiling.

Outside

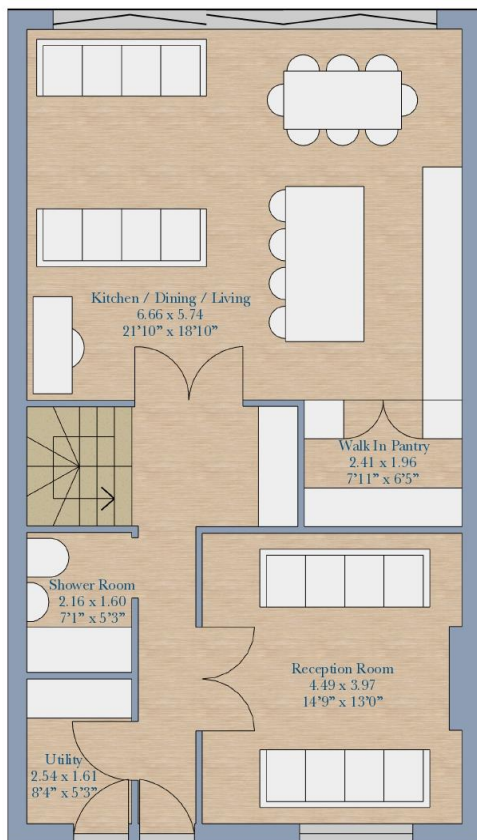
South Facing Rear Garden

Approximately 57 ft in length, featuring a porcelain-slab patio with LED-illuminated steps leading to a lawned area. Hot and cold outdoor taps and external power sockets provide excellent potential for an outdoor kitchen or entertaining space, complemented by feature lighting to the rear elevation and garden walls.

Agent's Note

The images shown are CGIs. The property is still under construction and is due to be complete late January 2026. The measurements shown on the floorplan have been provided by the developer.



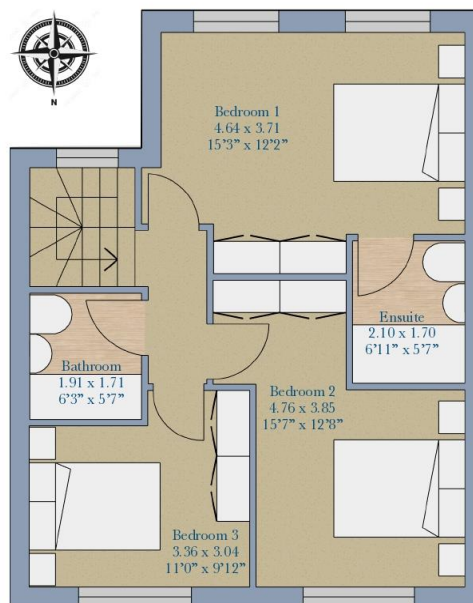


First Floor Area - 893.2 sqft / 83.0 sqm

The Garden House

165 Trinity Street, Leamington Spa, CV32 5GZ

Total Floor Area - 1460.4 sqft / 135.7 sqm



First Floor Area - 567.2 sqft / 52.7 sqm

To view this property please contact Connells on

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view this property online [connells.co.uk/Property/SPA314894](https://www.connells.co.uk/Property/SPA314894)

EPC Rating: Council Tax
Awaited Band: Deleted

Tenure: Freehold



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