

44 Portland Place East
Leamington Spa | Warwickshire | CV32 5ET

FINE & COUNTRY

STEP INSIDE

44 Portland Place East

A superb Grade II Listed townhouse in the heart of Royal Leamington Spa, combining well-proportioned period rooms with striking contemporary interiors. A landscaped walled garden and a private roof terrace offer two distinct places to unwind, while the town's shops, restaurants, coffee shops and parks are all within walking distance.

This property comprises of a total area that extends to approximately 2,469 sq. ft. A generous sitting room and adjoining dining room provide refined settings for entertaining, complemented by an impressive open-plan kitchen, breakfast and family space leading directly onto the garden. Four bedrooms include a spacious first-floor suite and an exceptional top-floor air conditioned retreat with a freestanding bath and access to the roof terrace. Two shower rooms, a guest cloakroom, utility room, boot room and useful storage complete this versatile home.

Ground Floor

Original stone steps rise to the front door, which opens into a welcoming hallway with a traditional staircase and a clear sense of the home's period character. High ceilings, decorative cornicing and tall sash windows are complemented by a calm contemporary palette and carefully considered finishes.

To the front, the dining room is an inviting setting for long lunches and evening entertaining. A sash bay window draws in natural light, while a solid marble fireplace, a gas log effect burner, fitted shelving and cabinetry give the room character and practical storage.

The generous sitting room lies to the rear, where a feature sash window overlooks the garden. An inset gas fireplace creates a focal point for the main seating area, with space beside the window for reading or enjoying the outlook. The ground floor also benefits from a boot room with a marble washbasin and a separate guest cloakroom.

Lower Ground Floor

At the heart of the home is the impressive kitchen, breakfast and family space, a wonderfully sociable area designed for everyday life and relaxed entertaining. Dark cabinetry and marble effect surfaces create a sophisticated kitchen, centred around a substantial island with breakfast seating. Built-in ovens, ceramic hob and generous storage are complemented by a sink positioned beneath the front bay window. This floor has underfloor heating throughout.

The room flows into a comfortable family seating area, where an inset gas fireplace, media wall and exposed brickwork create a warm, inviting atmosphere. Beyond, a dining area sits beside industrial style glazed doors opening onto the rear terrace, making it easy to move from supper indoors to drinks in the garden.

A separate utility room with garden access keeps laundry discreetly out of the main living space, while a guest cloakroom provides additional convenience. Three stores to the front offer valuable space together with an external built-in cupboard for household belongings.





















First Floor
The first floor offers three bedrooms, with the largest occupying a generous position to the rear. A tall sash window and period fireplace lend this room an elegant feel, and an en-suite shower room create a comfortable and well-appointed principal suite.

Two further good-sized double bedrooms one with a range of built-in wardrobes overlook the front of the property, offering flexibility for family, guests or working from home. A contemporary appointed separate mezzanine shower room serves these rooms.

Second Floor
The air conditioned second floor provides a particularly exceptional bedroom retreat, located beneath the roofline with fitted storage making full use of the eaves. A freestanding bath sits within the bedroom, backed by a mirrored wall, while a separate WC and basin are positioned within the en-suite, with more storage cupboards.

Glazed doors open directly onto the private roof terrace, creating a lovely connection between the bedroom and its elevated outdoor setting. This area has outdoor lighting and has views across neighbouring rooftops towards Victoria park and is an ideal place for morning coffee or sunset drinks at the end of the day.















STEP OUTSIDE

44 Portland Place East

Outside
The attractive rendered frontage, sash windows and original wrought-iron railings form part of a characterful period terrace. Steps lead to the raised front entrance, and separate steps leading down to the lower-ground-floor frontage set behind the railings.

To the rear, the beautifully landscaped south-facing walled garden provides an inviting setting for outdoor living. A terrace immediately outside the kitchen and dining area is ideal for al fresco meals, while a central lawn, established planting and climbing foliage soften the surrounding brick walls. A further seating area at the end of the garden offers another place to relax and enjoy the outlook back towards the house. The garden consists of wall lighting and uplighters providing a lovely after-dark view.

The roof terrace adds further outdoor space, with decking, metal railings, outdoor lighting and room for seating above the garden and surrounding rooftops.

Location
Portland Place East enjoys a central position within Royal Leamington Spa's Conservation Area, placing the town's elegant architecture, independent shops, cafés and restaurants within easy reach. The Parade and Regent Street offer a varied choice for shopping and dining, while the Royal Pump Rooms and Royal Spa Centre contribute to the town's cultural appeal.

Nearby Victoria Park, Pump Room Gardens and the riverside walks along the River Leam offer opportunities for time outdoors, with Jephson Gardens and the open spaces of Newbold Comyn providing further options for leisurely walks and recreation. It is a setting that combines the convenience of town living with ready access to green space.

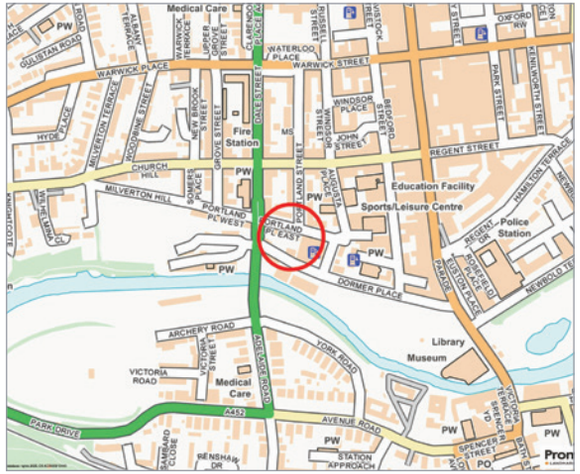
The area offers a choice of state and independent schooling, including Arnold Lodge, The Kingsley School, St Peter's Catholic Primary Academy, Milverton Primary School, North Leamington School and Trinity Catholic School in Leamington Spa, and Warwick Preparatory School, Warwick School and King's High School in nearby Warwick. There is also a selection of nearby childcare and pre-school settings including Little Lodge Nursery, First Steps Kindergarten and Little Pioneers Nursery & Pre-School, alongside a number of other options in the local area. Leamington Spa Railway Station is within walking distance and provides direct services to London Marylebone and Birmingham. The M40 is readily accessible for travel towards London and the Midlands.

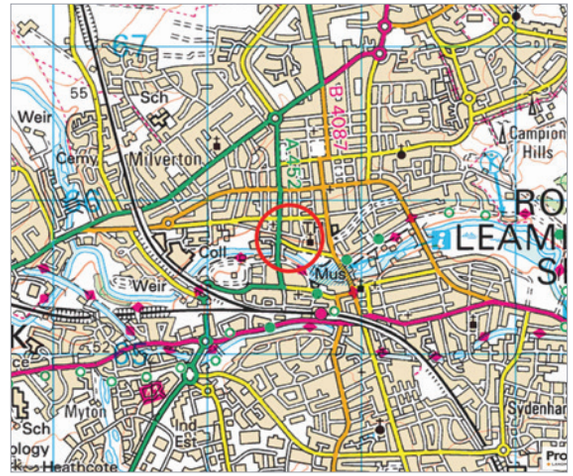












Services, Utilities & Property Information
Tenure: Freehold
Council Tax Band D - Warwick District Council
Property Construction: Standard – brick and tile
Electricity Supply: Mains
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Mains gas
Broadband: FTTC Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G and 5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Permit required for on-road parking - approximately £25 per annum
Total Internal Floor Area: 2,306 sq. ft (2,469 sq. ft including the outbuilding)

Notes: The property is Grade II Listed and situated in Royal Leamington Spa Conservation Area.

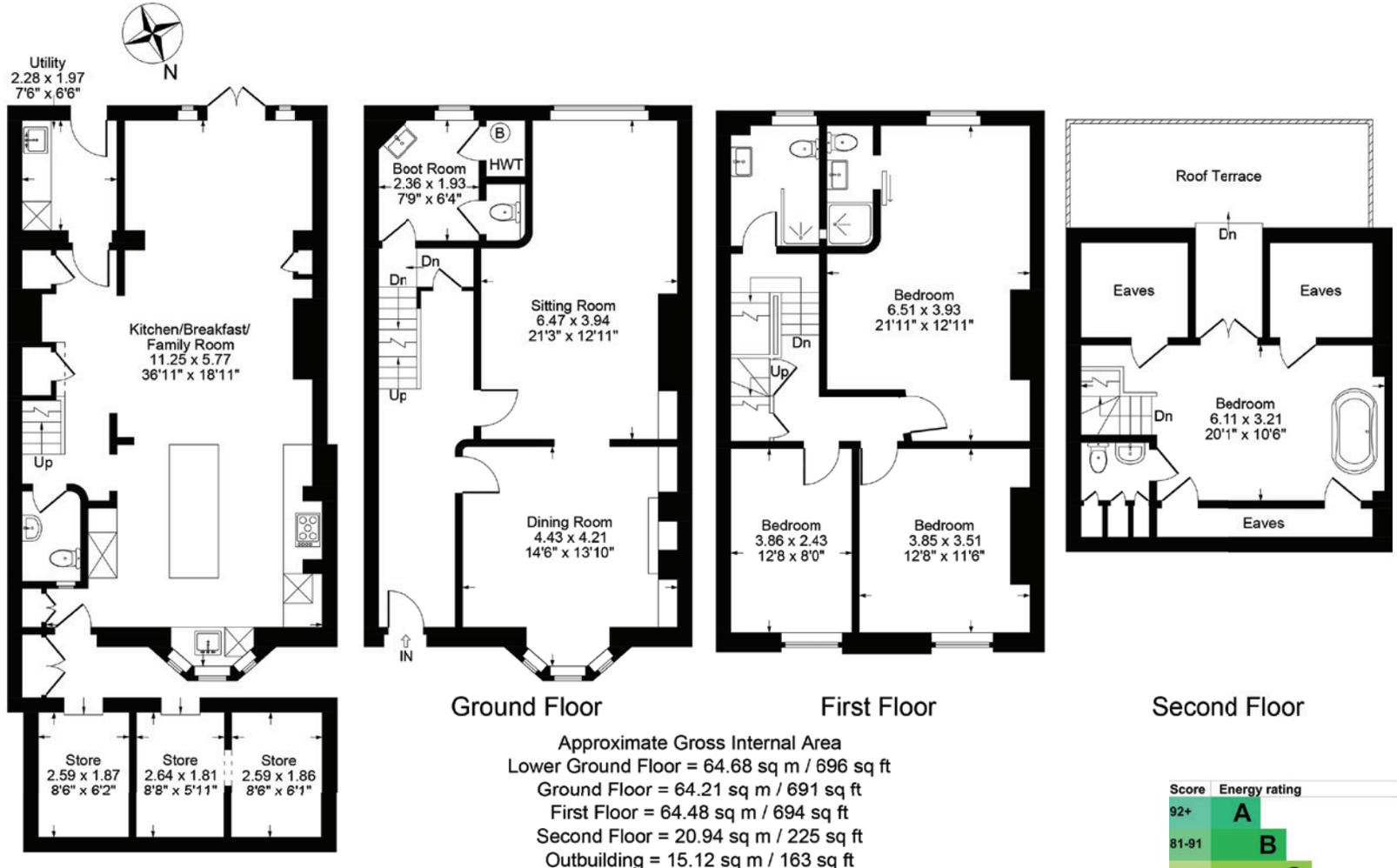
The title deeds indicate that the south and west boundary walls are included within the property, while the east boundary wall is excluded. Purchasers should confirm boundary responsibilities with their solicitor.

Viewing Arrangements
Strictly via the vendors sole agents Fine & Country on 07540 649 103.

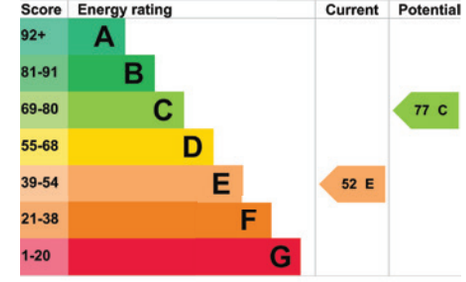
Website
For more information visit https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents

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 = 64.68 sq m / 696 sq ft
Ground Floor = 64.21 sq m / 691 sq ft
First Floor = 64.48 sq m / 694 sq ft
Second Floor = 20.94 sq m / 225 sq ft
Outbuilding = 15.12 sq m / 163 sq ft
Total Area = 229.63 sq m / 2469 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Property Redress
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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 © 2026 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 05.11.2026

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PARTNER AGENT

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