



30 Portland Street  
Leamington Spa | Warwickshire | CV32 5EY

# STEP INSIDE

## 30 Portland Street

An elegant Grade II Listed Regency townhouse extending to over 2,400 sq. ft, offering beautifully presented accommodation across five floors, a walled garden with terrace and balcony, moments from The Parade and Jephson Gardens. Offered with no chain.

Occupying a prime position on one of Royal Leamington Spa's most desirable streets, this elegant Grade II Listed townhouse combines period character with stylish modern living.

Arranged across five floors and extending to approximately 2,400 sq. ft, the property offers exceptional versatility, with beautifully proportioned reception rooms, four generous bedrooms, a superb kitchen and family space, and a delightful private garden.

Retaining many original architectural features including high ceilings, sash windows, decorative corning and fireplaces, the property has been sympathetically enhanced to create a home perfectly suited to modern family life whilst preserving its historic charm.

### Ground Floor

The property is entered via a welcoming reception hall where the quality and character of the home are immediately apparent.

To the front of the property is an elegant reception room, beautifully proportioned and flooded with natural light from large sash windows. A feature fireplace creates a natural focal point, while bi-folding doors connect seamlessly to the adjoining study, offering flexibility for both everyday living and entertaining.

The study is a particularly attractive space, retaining period character with high ceilings, sash windows, and a feature fireplace. Equally suited as a home office, library, or additional reception room, it provides excellent versatility for modern lifestyles.

### Lower Ground Floor

Undoubtedly the heart of the home is the impressive kitchen, breakfast, and family room. Beautifully designed and spacious, the country-style kitchen features a range-style cooker, Belfast sink, and a central island providing ample space for informal dining and gathering.

The open-plan layout boasts ample room for both dining and relaxed seating areas creating a sociable environment ideal for modern family life and entertaining.

Natural light floods the room from front-facing windows and French doors which provide direct access to the garden terrace.

A walk-in pantry and guest cloakroom further enhance the practicality of this floor, whilst a separate utility room is conveniently located on the ground floor.









### First Floor

The first floor provides an elegant sitting room occupying the full width of the property with high ceilings, period detailing, and large French doors opening onto a balcony to the front creating a wonderful sense of grandeur whilst remaining warm and inviting.

Adjacent to the sitting room is a generous double bedroom, ideal for guests or family members, enjoying pleasant views over the rear garden and served by a cloakroom.

### Second Floor

The second floor offers two further well-proportioned double bedrooms, both beautifully presented and benefiting from excellent natural light.

These rooms are served by a stylish family bathroom featuring a freestanding roll top claw foot bath, separate shower, and contemporary fittings, combining luxury with practicality.

### Third Floor

Occupying the uppermost floor is a spacious principal bedroom suite. This impressive room enjoys a peaceful position away from the main living accommodation, is flooded with natural light from skylights above, and boast ample eaves storage.

A contemporary en-suite shower room completes the suite, creating a private and relaxing retreat.









### Outside

To the rear, the property enjoys a delightful walled garden which provides a surprisingly private sanctuary in the heart of the town.

Designed for ease of maintenance and outdoor enjoyment, the garden combines artificial lawn, mature planting, and an attractive seating terrace, creating a wonderfully private setting for al fresco dining, entertaining, and relaxing with family and friends.

### Location

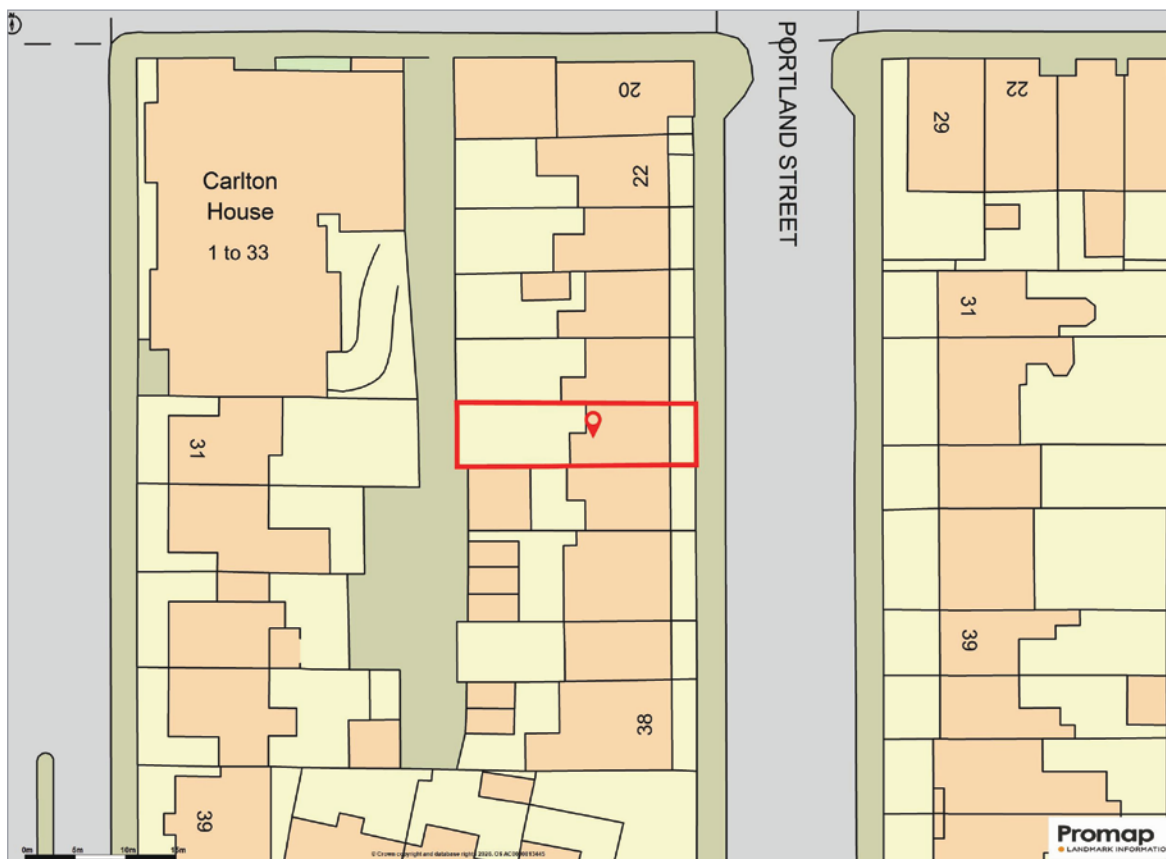
Portland Street is one of Royal Leamington Spa's most sought-after addresses, situated within easy walking distance of the town centre, Jephson Gardens, the vibrant Parade, and the train station.

Leamington Spa is renowned for its elegant architecture, tree-lined avenues, and exceptional lifestyle on offer. The town provides an outstanding selection of independent boutiques, cafés, restaurants, and bars alongside excellent leisure facilities and cultural attractions. Jephson Gardens, the Royal Pump Rooms, Victoria Park, and Newbold Comyn are all within easy reach, providing beautiful green spaces for recreation and relaxation.

The area is particularly well regarded for its excellent schooling options, including Warwick Preparatory School, Warwick School, King's High School, Arnold Lodge, and Kingsley School, together with a number of highly regarded state schools.

For commuters, Leamington Spa Railway Station provides direct services to London Marylebone and Birmingham, while nearby Warwick Parkway offers additional rail connections. The M40 at Junctions 13 and 14 provides convenient access to London, Birmingham, the Midlands motorway network, and Birmingham International Airport.





### Services, Utilities & Property Information

Tenure - Freehold  
 Council Tax Band D - Warwick District Council  
 Property Construction - standard - brick & slate  
 Electricity Supply - Mains  
 Water Supply - Mains  
 Drainage & Sewerage - Mains  
 Heating - Gas central heating  
 Broadband - FTTC Broadband connection available - we advise you to check with your provider.  
 Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.  
 Parking for 1 vehicle in the rear garden and on street parking. Parking permits may be required. Please check with the local council for eligibility, costs, and current permit information.  
 Total Internal Floor Area - 2404 sq. ft

Notes - The property is Grade II Listed.

The property is situated in Royal Leamington Spa Conservation Area.

There has been a medium risk of surface water flooding identified. The owners have confirmed the home has never flooded during their 17 years of ownership.

There are trees overhanging the property with a Tree Preservation Order.

### Viewing Arrangements

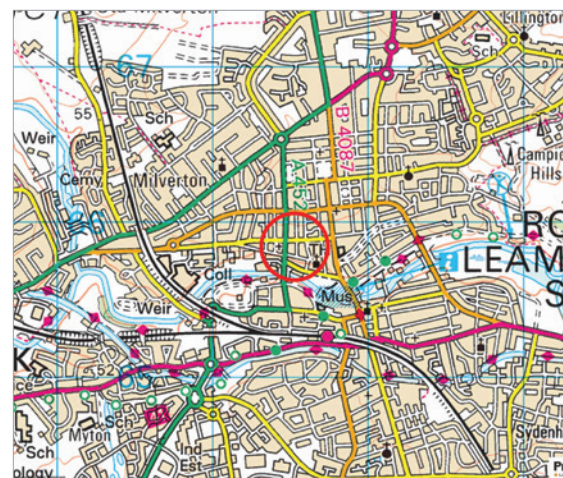
Strictly via the vendors sole agents Fine & Country Leamington Spa, Warwick and Kenilworth on +44 (0) 7540 649 103.

### Website

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

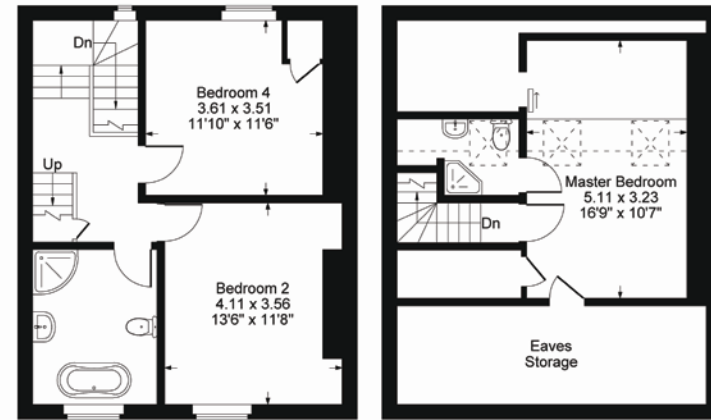
### Opening Hours

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



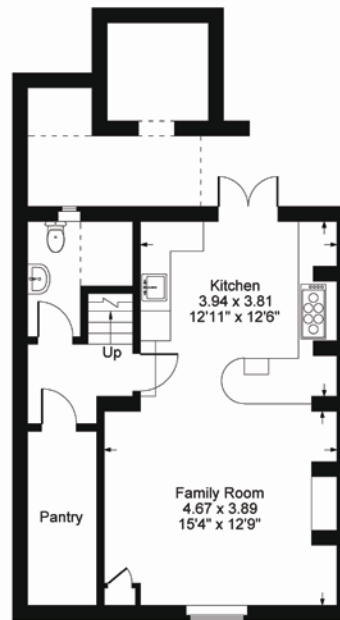
Score	Energy rating	Current	Potential
12+	A		
11-91	B		
19-30	C		
15-68	D	60 D	73 C
19-54	E		
11-38	F		
1-20	G		

Approximate Gross Internal Area  
 Lower Ground Floor = 47.77 sq m / 514 sq ft  
 Ground Floor = 53.22 sq m / 573 sq ft  
 First Floor = 49.94 sq m / 538 sq ft  
 Second Floor = 46.34 sq m / 499 sq ft  
 Third Floor = 25.97 sq m / 280 sq ft  
 Total Area = 223.24 sq m / 2404 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

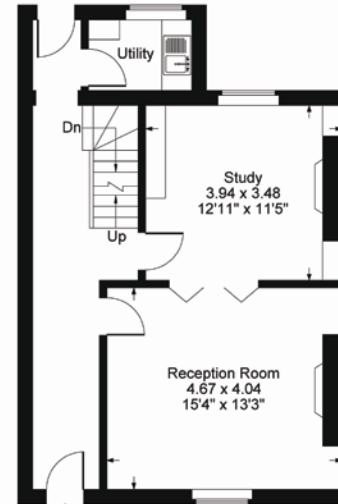


Second Floor

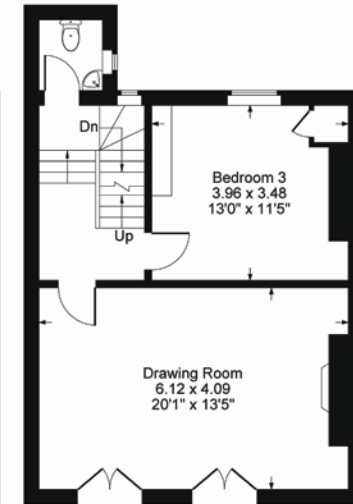
Third Floor



Lower Ground Floor



Ground Floor



First Floor



Denotes restricted head height



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 16.06.2026





## JAMES PRATT

PARTNER AGENT

*follow Fine & Country Leamington Spa, Warwick and Kenilworth on*



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