



Trinity Street, North Leamington

complete 
ESTATE AGENTS

Trinity Street, North Leamington, Leamington Spa

A striking, architect-designed new-build townhouse with a south-facing garden, EPC A rating and solar panels, set within a prestigious and highly sought-after central Leamington Spa location. Ideally positioned for an easy walk to the town centre, Leamington train station and the town's beautiful parks.

The Garden House is a distinctive contemporary home, technically detached yet with the appearance of a terrace, offering approximately 1,475 sq ft of thoughtfully arranged accommodation over two floors. Constructed to an exceptional standard, the property showcases bespoke finishes, outstanding energy efficiency and intelligent design, delivering a luxurious yet low-maintenance lifestyle.

Perfectly suited to professional couples, downsizers or families, this impressive home combines modern comfort with the convenience of town-centre living, benefitting from close proximity to restaurants, shops, schools and green spaces, alongside the peace of mind that comes with a brand-new build and structural warranty.

Images are AI render.

Accommodation

Ground Floor

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 / Storage

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

Downstairs Shower Room / WC

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

Boot / Coats 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.

Reception Room / Home Cinema
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 and feature wall lighting.

Kitchen / Dining / Living Room
A stunning open-plan space designed for modern living and entertaining, featuring bespoke in-frame 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, full-height 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 and feature pendants throughout.

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

First Floor
Principal Bedroom (Double)
Architecturally designed vaulted ceilings providing exceptional height and spaciousness, built-in wardrobes and views over the south-facing rear garden.

En-Suite Shower Room
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.

Second Bedroom (Double)
Vaulted ceilings with excellent height and volume, plus built-in wardrobes.

Third Bedroom (Double)
Vaulted ceilings with excellent height and volume, plus built-in wardrobes.

Main 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.

Additional Information

- Tenure: Freehold
- Utilities: Mains water, gas, electricity and drainage
- Heating: Gas-fired system with underfloor heating to ground floor, radiators to

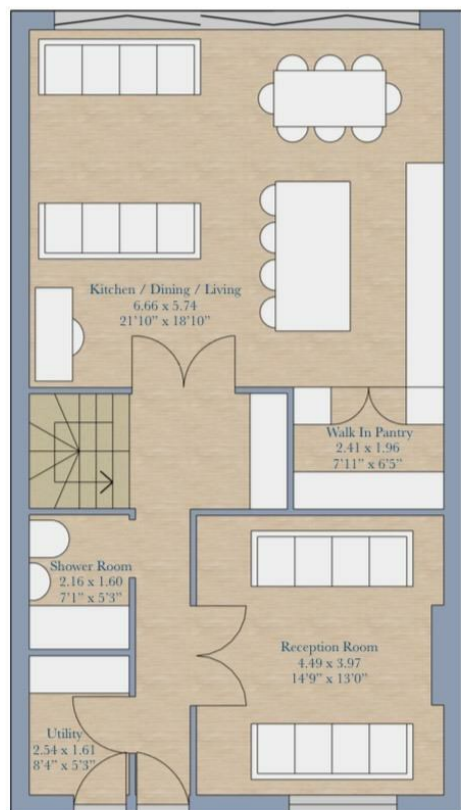


bedrooms and heated towel rails to bathrooms

- Council Tax: Band TBC (neighbouring properties are Bands C and D)
- Structural Warranty: ABC+ Warranty

Location
Trinity Street sits within a conservation area and enjoys a highly desirable central position just off the prestigious Beauchamp Road, a short walk from Royal Leamington Spa town centre. The surrounding area is characterised by some of the town's most attractive period architecture, with Beauchamp Road, Clarendon Square and Milverton Crescent all close by, creating a particularly elegant and well-regarded setting.

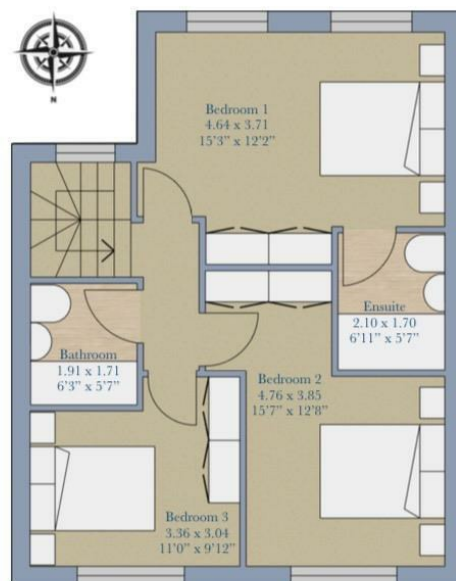
Leamington Spa train station is approximately a 15-minute walk away, providing regular fast services to London, making the location ideal for commuters. The town offers an excellent blend of high-street and independent boutique shopping, along with a vibrant selection of restaurants, cafés and bars, delivering a rich cultural and lifestyle experience. Renowned for its grand architecture, tree-lined avenues, beautiful parks and gardens, and a strong choice of both private and state schools, Leamington Spa remains one of the region's most sought-after places to live. It was named the happiest place to live in the West Midlands in Rightmove's 2025 Happy at Home Index and has also been recognised by The Sunday Times as one of the best places to live in the UK.



The Garden House

165 Trinity Street, Leamington Spa, CV32 5GZ

Total Floor Area - 1460.4 sqft / 135.7 sqm



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	97	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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