



Ashmead

5 Northumberland Road | Leamington Spa | Warwickshire | CV32 6HE

 FINE & COUNTRY

STEP INSIDE

Ashmead

Ashmead is an exceptional Victorian family residence that effortlessly blends characterful period features with modern-day living. The property provides extensive and flexible accommodation, including five bedrooms, four bathrooms, and four reception rooms, together with a beautifully maintained garden, a substantial driveway, and a garage. The property has been thoughtfully enhanced over the years, most notably with the addition of a superb orangery, featuring underfloor heating, a log-burning stove, integrated blinds, and an external awning. This versatile space creates a seamless connection to the south-west facing garden and terrace, allowing them to be enjoyed throughout the seasons. Further benefits include double glazing fitted with Fineo insulating glass and solar panels, improving both comfort and energy efficiency.

Ground Floor

A stained-glass front door opens into a spacious and welcoming reception hall, where high ceilings and elegant period features immediately create a sense of grandeur. At the front of the property are two beautifully proportioned reception rooms. The impressive drawing room showcases intricate corning, a decorative ceiling rose, and a magnificent original marble fireplace with an antique mirror above, while the formal dining room opposite is equally striking, featuring a characterful fireplace and bespoke fitted bookshelves. A separate sitting room provides a more relaxed living space, enjoying pleasant views into the garden.

Undoubtedly one of the home's standout features is the superb breakfast kitchen and orangery. Thoughtfully added by the current owners to maximise natural light and create a seamless connection with the garden, this exceptional space has been designed for both everyday family living and entertaining. The orangery enjoys views over the south-west facing garden and benefits from underfloor heating, a contemporary log-burning stove, and electrically operated sun blinds, ensuring year-round comfort. Large double doors open onto the terrace, while an electric awning provides welcome shade on warmer days and shelter during passing showers.

The dining area features a charming built-in corner banquette, creating an inviting space for informal meals and gatherings. The kitchen is fitted with an extensive range of shaker-style cabinetry topped with granite work surfaces, centred around a traditional AGA. Integrated appliances include a Siemens oven and microwave, an induction hob with extractor hood, and a Miele fridge/freezer. A separate pantry provides additional storage and further enhances the practicality of this impressive kitchen.

Complementing the ground floor accommodation is a well-equipped utility room offering excellent storage, fitted cupboards, solid wood worktops, a Belfast sink, and space for both a washing machine and tumble dryer. A traditional ceiling-mounted drying rack provides a practical solution for laundry throughout the year. A guest cloakroom with WC and wash hand basin completes the ground floor.

Basement

Stairs descend to the converted basement, a highly versatile space that offers a variety of potential uses. Currently arranged as a gym and games room, it also provides comfortable guest accommodation when required, together with an additional office. Two further rooms are utilised for storage, one of which serves as a wine cellar.









Lower First Floor

The light and airy first floor features a charming double bedroom overlooking the rear garden, complete with an original fireplace. Next to the bedroom you'll find a beautifully appointed family bathroom, fitted with a bath, large walk-in shower, vanity unit with LED mirror, and a heated towel rail. A separate shower room and a dedicated home office complete the accommodation on this floor.

Upper First Floor

From the half-landing, a short flight of six steps leads up to four double bedrooms, the impressive principal suite is a wonderfully light and spacious room, enhanced by extensive fitted storage including twin double wardrobes flanking a central dressing table. The en-suite bathroom has underfloor heating, a large walk-in shower, vanity unit, WC, and heated towel rail.

Three further generously proportioned double bedrooms complete the first-floor accommodation, providing ample space for family living and guests alike.





Outside

Externally, the property enjoys a private and beautifully proportioned south-west facing rear garden, ideal for both relaxation and entertaining. A generous terrace provides the perfect setting for al fresco dining, with steps leading up to an attractive lawned garden beyond. An electrically operated awning offers welcome shade during the warmer months, enhancing the usability of this outdoor space.

A substantial driveway to the front of the property provides generous off-road parking for several vehicles. To the rear, a spacious single garage offers additional parking and storage facilities, with convenient pedestrian access from the garden and vehicular access via Greateed Road. The property also benefits from solar panels, contributing to its energy efficiency and sustainability credentials.



LOCATION

Ashmead

Northumberland Road is one of Royal Leamington Spa's most sought-after addresses, situated within easy walking distance of the town centre and all local amenities.

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 G - Warwick District Council

Property Construction - Standard - brick & slate tiled roof

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas. Solar panels that feed into the National Grid.

Broadband - FTTP 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 - Single garage and driveway parking for 4+ cars.

Total Internal Floor Area - 3,889 sq. ft (not including garage)

Notes - The property is subject to restrictive covenants, rights, and restrictions contained within the title deeds - please speak with the agent for more information. There are trees on the property with a Tree Preservation Order.

The property is situated in Royal Leamington Spa Conservation Area.

Directions

Postcode: CV32 6HE. What3words: www.what3words.com///elite.rash.reap

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Leamington Spa, Warwick and Kenilworth on 01926 455 950.

Website

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

Opening Hours

Monday to Friday

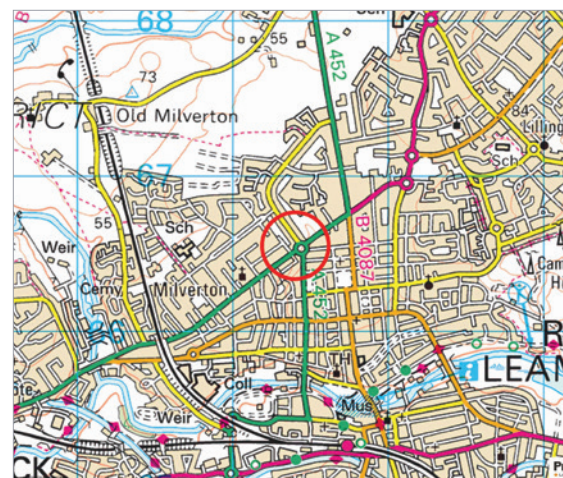
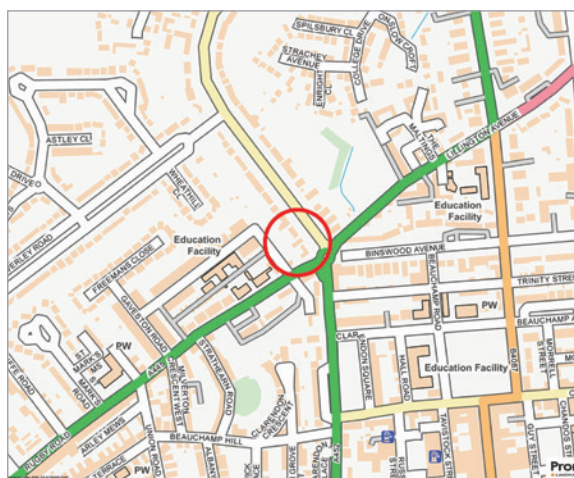
Saturday

Sunday

9.00 am-5.30 pm

9.00 am-4.30 pm

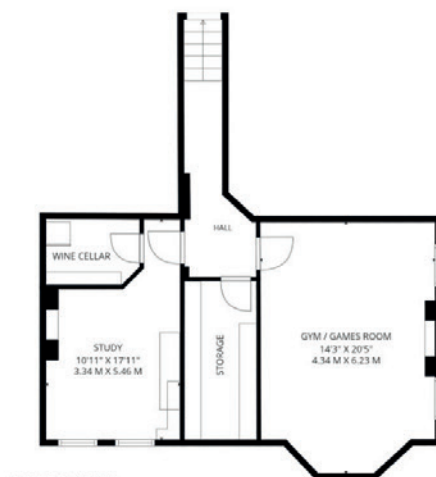
By appointment only



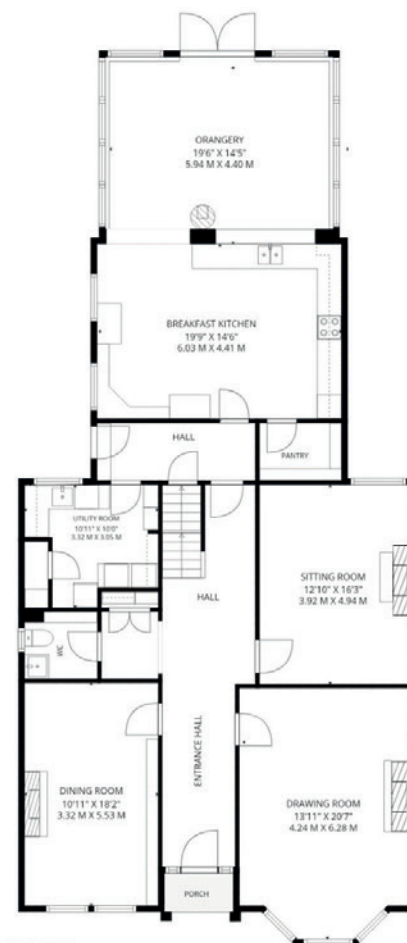
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		



GARAGE



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA: 3889 sq ft, 361 m2
GARAGE: 213 sq ft, 20 m2

OVERALL TOTALS: 4102 sq ft, 381 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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 23.06.2026

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