



Heathcote Road, Whitnash
Offers Over £400,000

Winkworth

for every step...





About the Property

Heathcote Road is an imposing and highly desirable, four bedroom, two bathroom, semi-detached family home set over three floors and offering living accommodation extending to approximately 1701 sq ft.

This Whitnash treasure has been wonderfully maintained and extended by the current owners and offers potential purchasers easy access to the centre of Leamington Spa (1.6 miles) and Leamington Spa Train Station (1.7 miles).

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 24)

Mobile Coverage: Limited Coverage, Heating: Gas Central Heating Listed: No







The Finer Details...

Upon arriving at Heathcote Road there is an enclosed entry porch with original stained glass windows which flank the entrance to the central hallway.

The kitchen/diner, which was extended by the previous owners, has a large island at its centre providing ample storage space and dual wine fridges. There is a range of integrated appliances which include a double tower oven, gas hobs and dishwasher. Twin sets of bi-folding doors (which were installed in 2024) open onto the garden terrace from both the kitchen and dining areas, and there is an additional utility room/pantry set off the kitchen.

The sitting room is set off the ground floor hallway, and with its central fireplace, shuttered windows and original archway provides a cosy setting in which to spend a winters evening. There is an additional study/games room to the front of the house which was formally the garage, and has front aspect windows.

There are three bedrooms on the first floor, two of which are generous double bedrooms, the second of which has pretty views across the Dobson Lane allotments to the rear of the property and triple, built in wardrobes. There is a further single bedroom to the front of the house, complete with shuttered windows benefitting from a front aspect, which would make a wonderful nursery or study. The contemporary family bathroom was remodelled in 2019 and has a bath with rainfall shower.

The master bedroom is on the second floor and was converted from an attic by the current owners in 2015. There is a range of built in wardrobes and drawers, as well as an en-suite shower room and views across the rear allotments and beyond.

Externally, the rear garden has been relandscaped by the current owners to include a large patio, perfect for summer entertaining, and seasonal flowers beds that surround a central lawned area. There is garden storage in the rear shed. To the front of the property there is off street parking for up to four cars, as well as an EV charging point.











About this Area

Heathcote Road is located in the former village of Whitnash, a short drive from both the centre of Leamington Spa (1.6 miles) and Warwick (2.8 miles) with their various shops, restaurants and famous parks. Whitnash has a tremendous community spirit and boasts an active Civic Centre (0.2 miles) and Sport & Social Club (0.2 miles) as well as numerous pubs and parks.

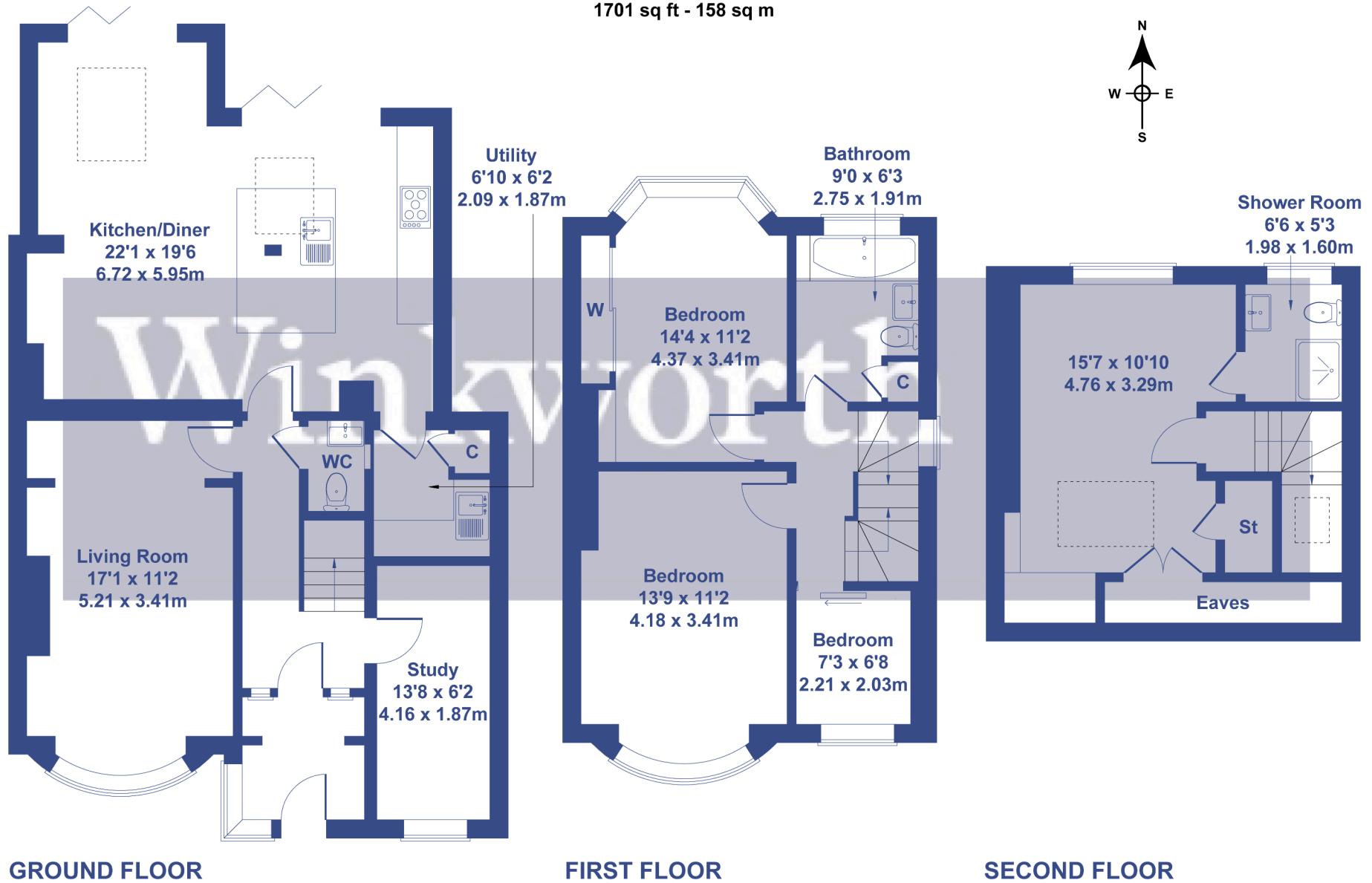
There are a number of good local primary and secondary schools within close proximity of Heathcote Road, with the St Josephs (0.4 miles) and Whitnash (1 mile) Primary Schools both within walking distance and Campion School (1.3 miles) and the brand new Oakley School (0.9 miles) nearby. The popular, private Warwick School (2.6 miles), Arnold Lodge (3.1 miles) and Kingsley School (2.9 miles) are all within a short drive.

Whitnash and nearby Leamington Spa and Warwick benefit from tremendous local and national transport links. Leamington Spa Train Station is 1.7 miles from Heathcote Road and has a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes),

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Heathcote Road

Approximate Gross Internal Area
1701 sq ft - 158 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.





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