



Campion Road, Leamington Spa, CV32
£775,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is thrilled to present to the market this four bedroom, bay fronted, Victorian family home set on a quiet road in popular North Leamington Spa, a short walk from the town centre (0.6 miles).

This stunning, three storey, terraced house has been sympathetically modernised to provide flexible living accommodation extending to approximately 1686 sq ft.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Ofcom Mar 25)

Mobile Coverage: Limited/Likely Coverage (Ofcom Mar 25)

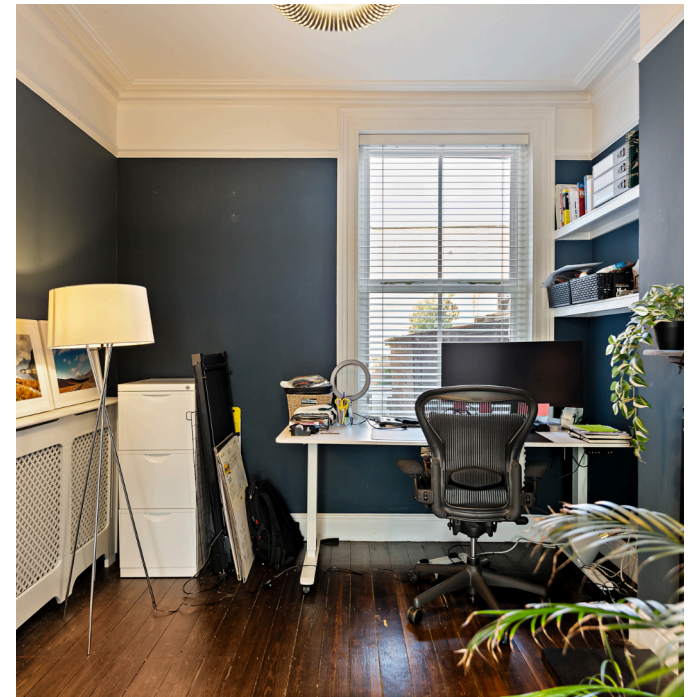
Heating: Gas Central Heating

Listed: No

Tenure: Freehold











The Finer Details

Upon entering Campion Road a generous entrance hall leads you past the central staircase into a light and bright double reception room.

The sitting room is located at the front of the property, with large bay windows providing an abundance of natural light, while the central log burner is ideal for winters evenings. The double reception rooms are designed for entertaining, with the rear reception currently used as a study, but would be well suited as a formal dining room.

Moving along the central hallway, a further dining/play room complete with storage cupboards and a fireplace, leads visitors into the kitchen, which has been tastefully modernised by the current owners. There is a range of integrated appliances including gas hobs and ovens, as well as a farmhouse style sink. Double doors open onto the rear garden and provide ample natural light.

The central staircase located in the hallway brings you out to a spacious, first floor landing, which provides access to three bedrooms and a family bathroom.

The master bedroom has a number of original features with a front aspect bay window and wooden floorboards accompanying a central fireplace. The room is spacious and bright and is the ideal place to relax. A second double bedroom is adjacent to the master and has rear windows overlooking the garden. A smaller, single bedroom which is currently used as a study and a family bathroom with a stand alone bath and separate shower are both to the rear of the first floor.

There is a further double bedroom on the second floor with front aspects windows, full height ceilings and a range of built in wardrobes.

Externally, steps lead down from the kitchen to a private and low maintenance garden. The garden is sizeable when compared to similar, nearby properties and is fully enclosed with garden gate providing access to a gated, rear alleyway used for bin storage. There is plentiful on-street parking on Campion Road.

















About the Area

Set in sought after North Leamington Spa, Campion Road is a short walk to the Parade (0.6 miles), Jephson Gardens (0.9 miles) and Leamington Spa's shops and restaurants.

There are a number of popular private and state, primary and secondary schools within walking distance of Campion Road. Both Arnold Lodge (0.5 miles) and Kingsley Schools (0.6 miles) are less than a mile away, with North Leamington (1.2 miles) and Lillington Primary Schools (0.8 miles) both within easy proximity.

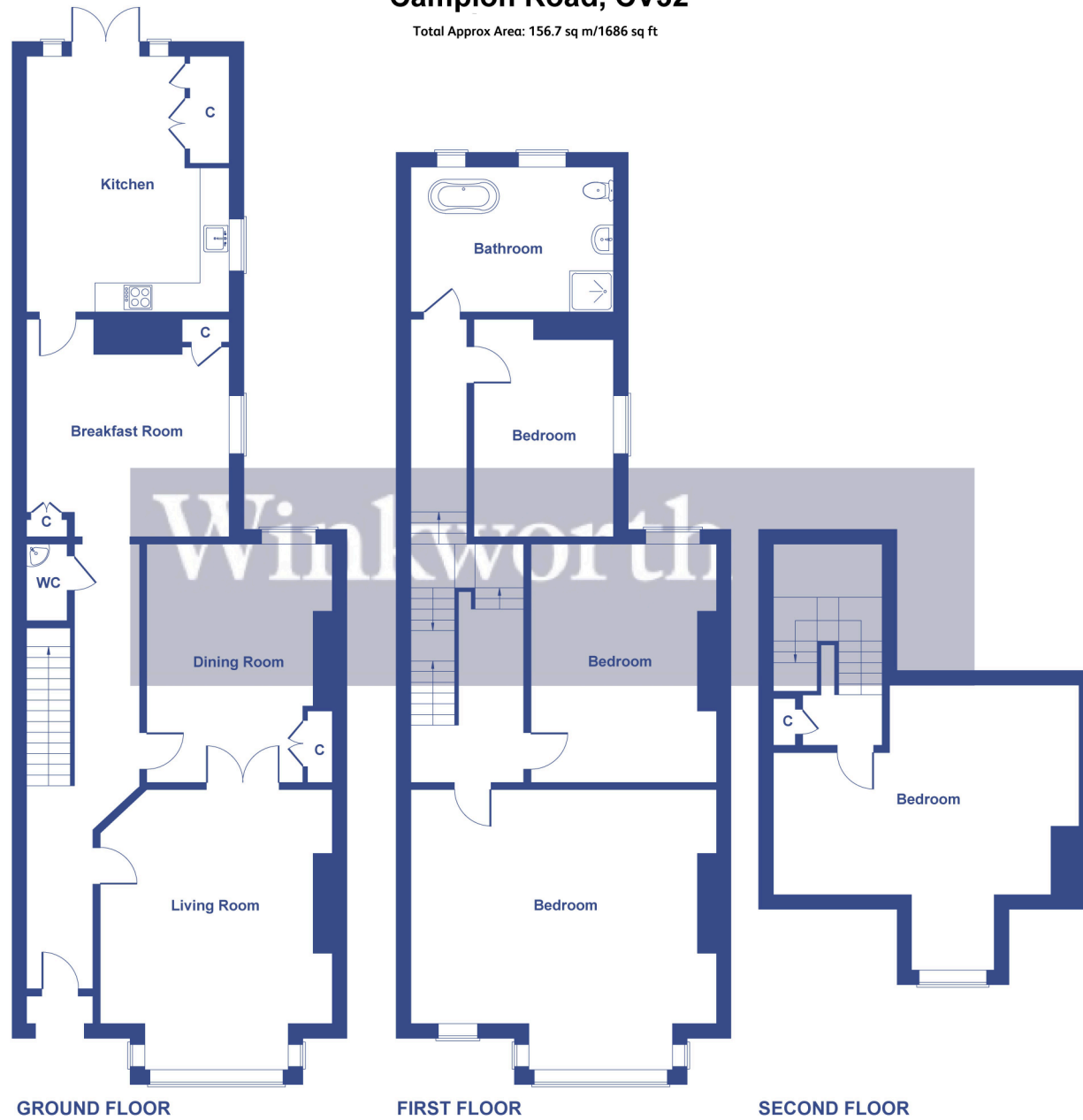
Leamington Spa Train Station (1.4 miles) is a twenty five minute walk, and offers a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train Terminals (33 minutes). The motorway network is accessed by multiple junctions of the M40 with easy access to London and the wider West Midlands.

Campion Road is located within the Royal Leamington Spa Conservation area, and there is on-street parking.



Campion Road, CV32

Total Approx Area: 156.7 sq m/1686 sq ft



Not to Scale. Produced by The Plan Portal 2025
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Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

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