



Radford Road, Leamington Spa, CV31
£1,250,000

Winkworth

for every step...









About the Property

Winkworth Leamington Spa is pleased to present to the market this sympathetically restored six bedroom, detached Regency Villa on the Radford Road, close to the centre of Leamington Spa (1.1 miles).

Having been beautifully renovated by the current owners, this stunning family home offers a blend of contemporary and period accommodation extending to approximately 3580 sq ft.

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available
(Checked on Ofcom Feb 25)

Mobile Coverage: Limited/ Likely Coverage
(Checked on Ofcom Feb 25)

Heating: Gas Central Heating

Listed: Grade II Listed

Tenure: Freehold





The Finer Details

Upon arriving at Villa La Rochelle, an initial entrance lobby leads visitors into the grand entrance hall with the original staircase and rear aspect windows.

There are two formal drawing rooms situated to the front of the house, both of which have double height ceilings and coal effect gas fires. The eastern drawing room has French doors leading to the garden and additional front aspect windows bathing this beautiful room with an abundance of natural light. The western drawing room has double doors that lead onto the kitchen and dining room to its rear.

The kitchen has been beautifully renovated by the current owners and alongside the adjacent dining and family room, provides a truly flexible and unique entertaining space. There is a large kitchen island and a range of Siemens integrated appliances including double tower ovens, induction hobs and dishwasher.

The kitchen leads onto the spectacular dining/family room and the rest of the modern extension. Large bi-folding doors lead onto the rear patio, and provide an abundance of natural light. There is a utility room and play room to the rear of the property. The study is accessed off the central hallway and has views across the garden.

A set of stairs set off the hallway gives access down to the cellar, which provides ample storage space, as well as houses the boiler. Future owners might consider converting the cellar into additional reception or bedroom space.

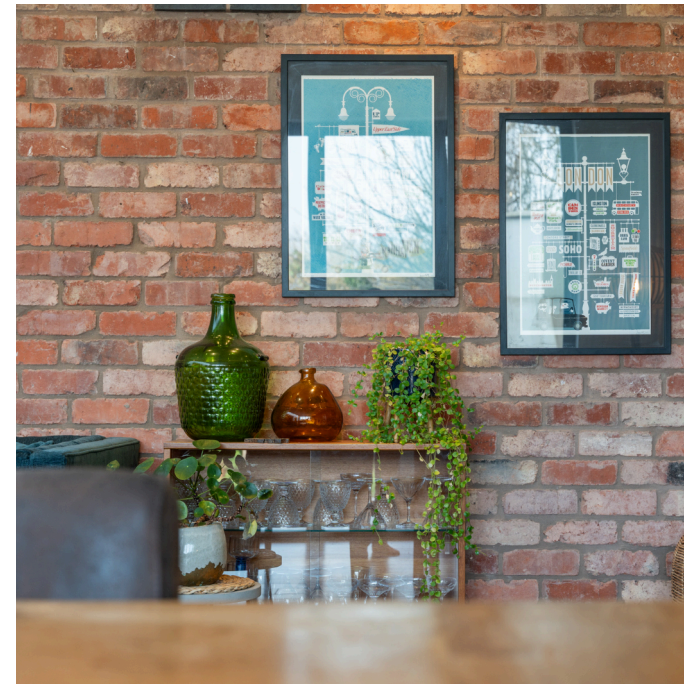
The spacious first floor landing provides access to the six double bedrooms, one of which is currently used as an additional study, as well as a family bathroom and utility/airing cupboard.

This spacious master bedroom offers a perfect blend of comfort and style, featuring built-in wardrobes that provide ample storage and large front aspect windows flood the room with natural light. Adjoining the bedroom is a luxurious en suite shower room, designed for convenience and privacy, featuring modern fixtures and a sleek, contemporary finish.

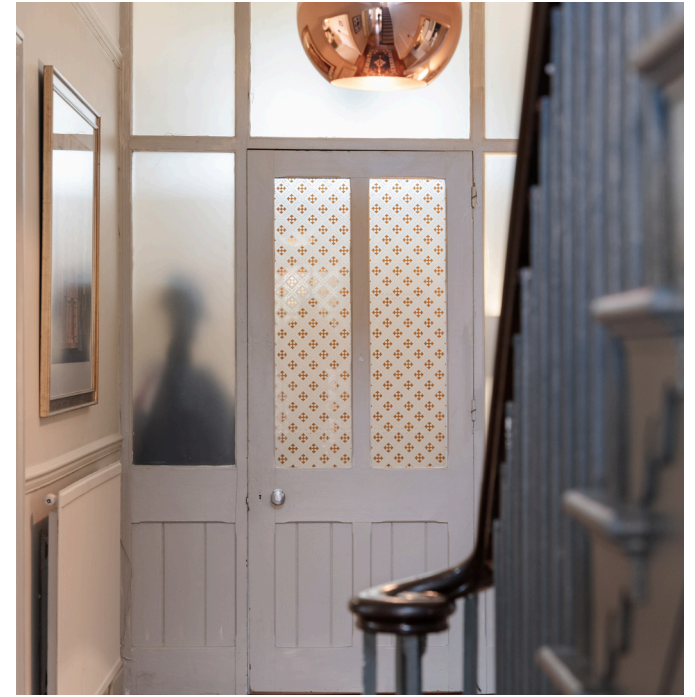
Externally, the garden is an outdoor sanctuary, seamlessly connected to the dining room through bi folding doors that open directly onto a beautifully designed patio. The patio is the focal point, featuring a large brick-built fireplace, perfect for cozy evenings and entertaining guests. A large lawned garden is flanked by mature trees, rose bushes and a covered walkway. There is off street parking for up to four vehicles on the driveway which is situated towards the front of the property.

























About the Area

Situated on the Radford Road that connects nearby Radford Semele with Leamington Spa, Villa La Rochelle is perfectly suited to provide a more serene pace of life, while still an easy walk to the nearby amenities, parks and shops of Leamington Spa, (1.1 miles).

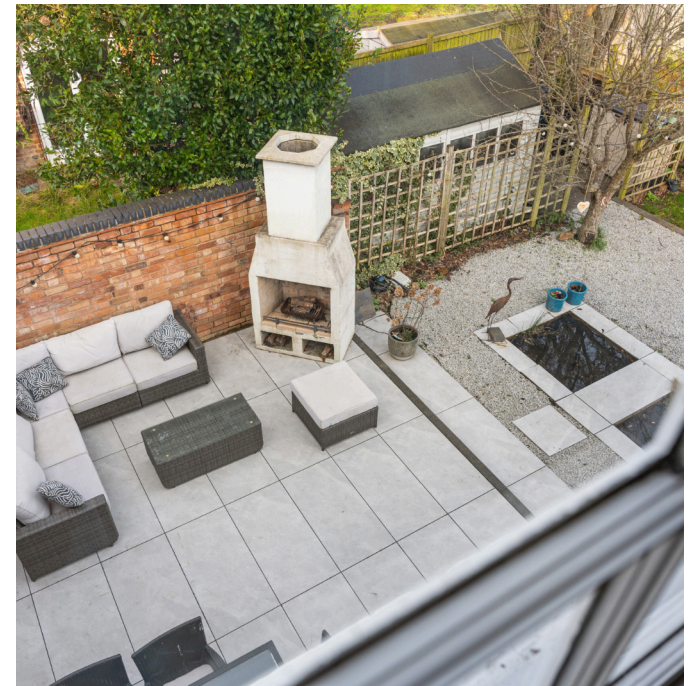
The opportunity to escape into green spaces is unsurpassed with Radford Road Meadows Nature Reserve (350m), Newbold Comyn (0.8 miles) and the famous Jephson Gardens (0.4 miles) all on Villa La Rochelles doorstep. The new owners may apply for an allotment from the adjacent St Marys Allotment Association (200m) or make use of the National Cycle Network which eaves along the River Leam.

There are a number of good state and private, primary and secondary schools within close proximity of Radford Road. St Anthony's Primary School (0.1 miles) and Campion School (0.7 miles) are both within easy walking distance, while the famous Warwick School (2.5 miles), Kingsley School (1.3 miles) and Rugby School (14.4 miles) are popular independent options.

Situated in the heart of the West Midlands, Leamington Spa is famous for its convenient national transport links. Leamington Spa Train Station (0.8 miles) provides a direct service to London Marylebone (1 hour 23 minutes) and Birmingham Train Terminals (33 minutes), while the motorway network is easily accessed via multiple junctions of the M40.



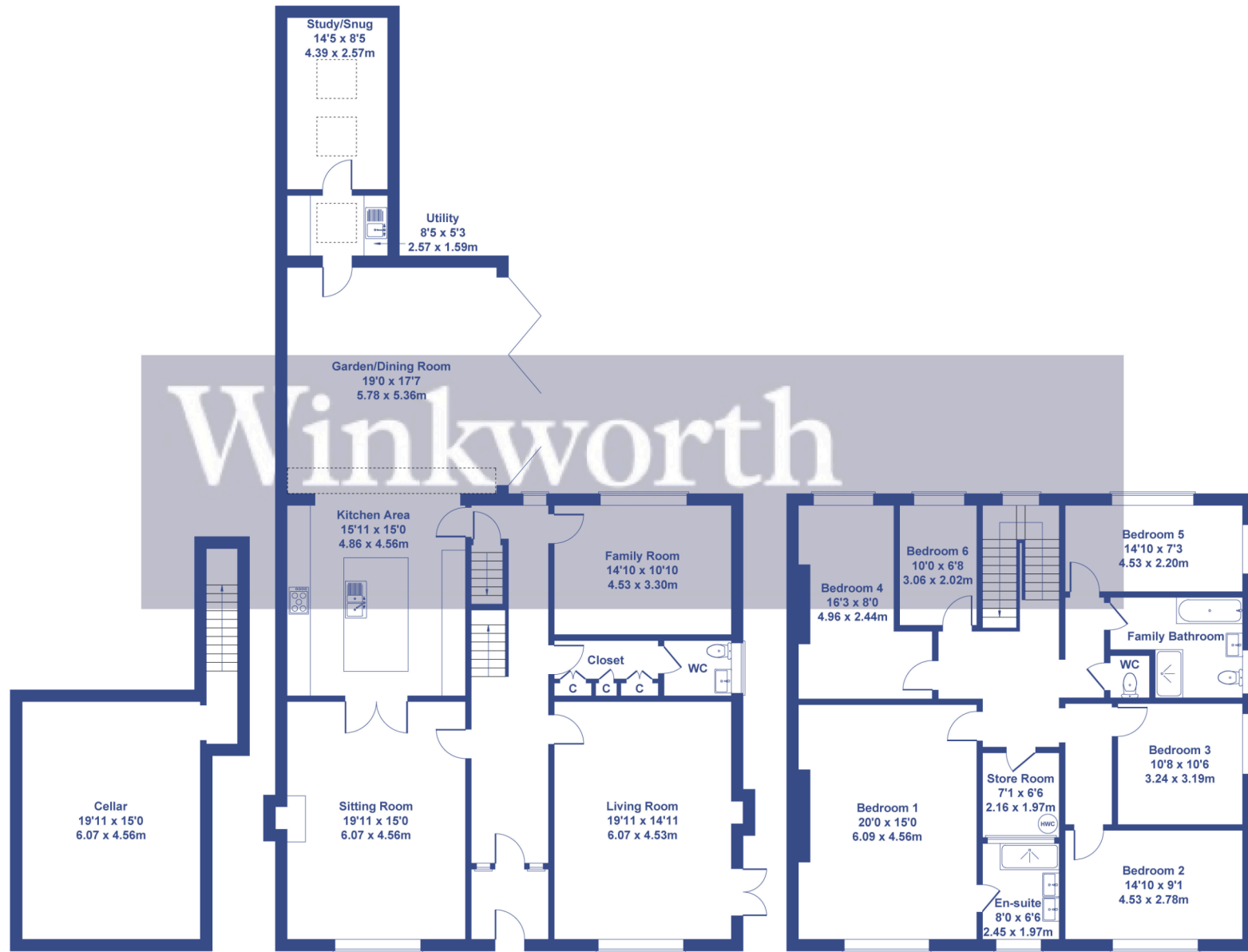






125 Radford Road, Leamington Spa, CV31 1LG

Approximate Gross Internal Area
3584 sq ft - 333 sq m



BASEMENT

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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