



Waller Street, Leamington Spa, CV32
£500,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is excited to present this charming two-bedroom Victorian terraced house, ideally located just a short walk from the heart of Leamington Spa (600m).

Meticulously maintained by the current owners, this delightful home has been thoughtfully modernized to offer flexible living spaces. With approximately 1,254 sq ft of well-designed accommodation, it perfectly combines period character with contemporary comfort, ideal for family living.

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked Ofcom Apr 24)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Apr 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold











The Finer Details

Waller Street is a beautifully maintained and cherished two-bedroom Victorian terraced home, ideally situated in the highly sought-after suburb of North Leamington Spa. Just a short 600m walk from the Parade and town center, this charming property combines modern living with period character.

Spanning three storeys, the home offers flexible and contemporary family accommodation, with the added potential to expand into the unconverted cellar. Boasting approximately 1,254 sq ft of living space, the property retains many original features that add to its unique charm.

Upon entering Waller Street, visitors are welcomed into a spacious hallway that runs the length of the house, leading into the kitchen/diner and providing access to the ground floor rooms and stairs to the first-floor landing.

The sitting room, located at the front of the property, is filled with natural light thanks to a large shuttered bay window. Original floorboards from the hallway continue into the room, where a working log burner adds warmth and character.

The adjoining dining room, currently used as a study by the owners, could be opened up into the sitting room to create a spacious double reception area or kept as a cozy, separate space. It also offers views of the garden through a large rear-facing window.

The kitchen/diner was extended by previous owners to create a modern and versatile heart of the home. The room is flooded with natural light, thanks to large bi-folding doors that open onto the garden and an additional side window. The kitchen is contemporary and well-equipped, featuring integrated appliances such as a gas hobs, microwave, fridge/freezer, tower ovens, washing machine and a dishwasher. A door leads to the unconverted cellar, providing exciting potential for future expansion.

The staircase from the entrance hallway leads to a spacious first-floor landing, which offers access to the two double bedrooms, family bathroom, and attic storage.





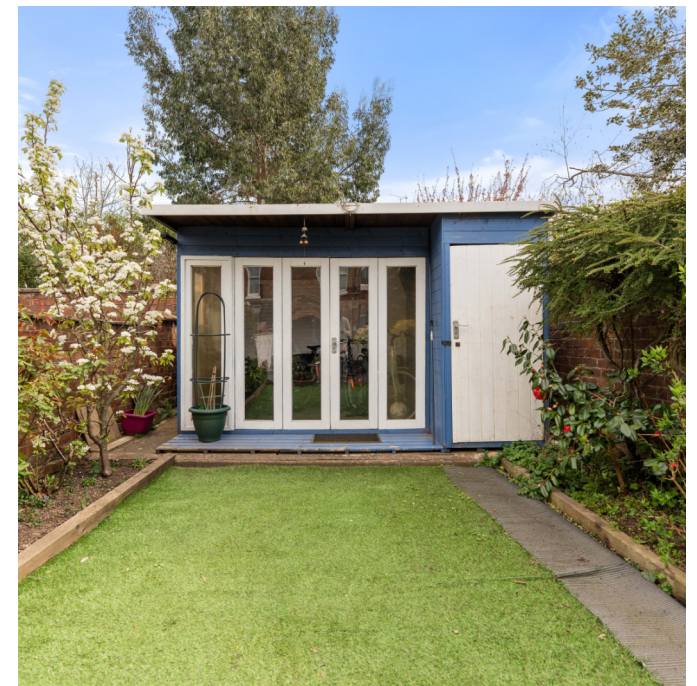
The master bedroom, located at the front of the house, is generously sized and features custom-built wardrobes on either side of the chimney breast. Dual front-facing windows, both with shutters, allow plenty of natural light into the room. The second bedroom, a spacious double at the rear, includes an original fireplace and views over the garden.

The modern family bathroom, located to the rear of the property, features a standalone bath, separate shower, basin with additional storage, an airing cupboard, and a WC.

The rear garden is a true oasis, with a paved patio area accessible from the kitchen, and a central artificial turf lawn bordered by raised flower beds and mature shrubs. At the end of the garden, a garden room currently serves as bike and garden storage but offers potential for conversion into a home office. The garden wraps around the extension, with a secure garden gate (only accessible by residents) providing convenient access to the side alley for bin storage. There is unrestricted on street parking available on Waller Street.









About the Area

Set on the highly desirable Waller Street, this charming family home is just a short walk from the Parade (0.5 miles), Jephson Gardens (0.8 miles), and Leamington Spa's vibrant shops and restaurants.

The area boasts a number of well-regarded private and state primary and secondary schools. Arnold Lodge (0.5 miles) and Kingsley School (0.6 miles) are both within walking distance, while North Leamington School (1.2 miles) and Lillington Primary School (0.8 miles) are also nearby.

Leamington Spa Train Station (1.4 miles) is just a 25-minute walk away, offering direct services to London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes). The motorway network is easily accessible via several junctions of the M40, providing quick connections to London and the wider West Midlands.

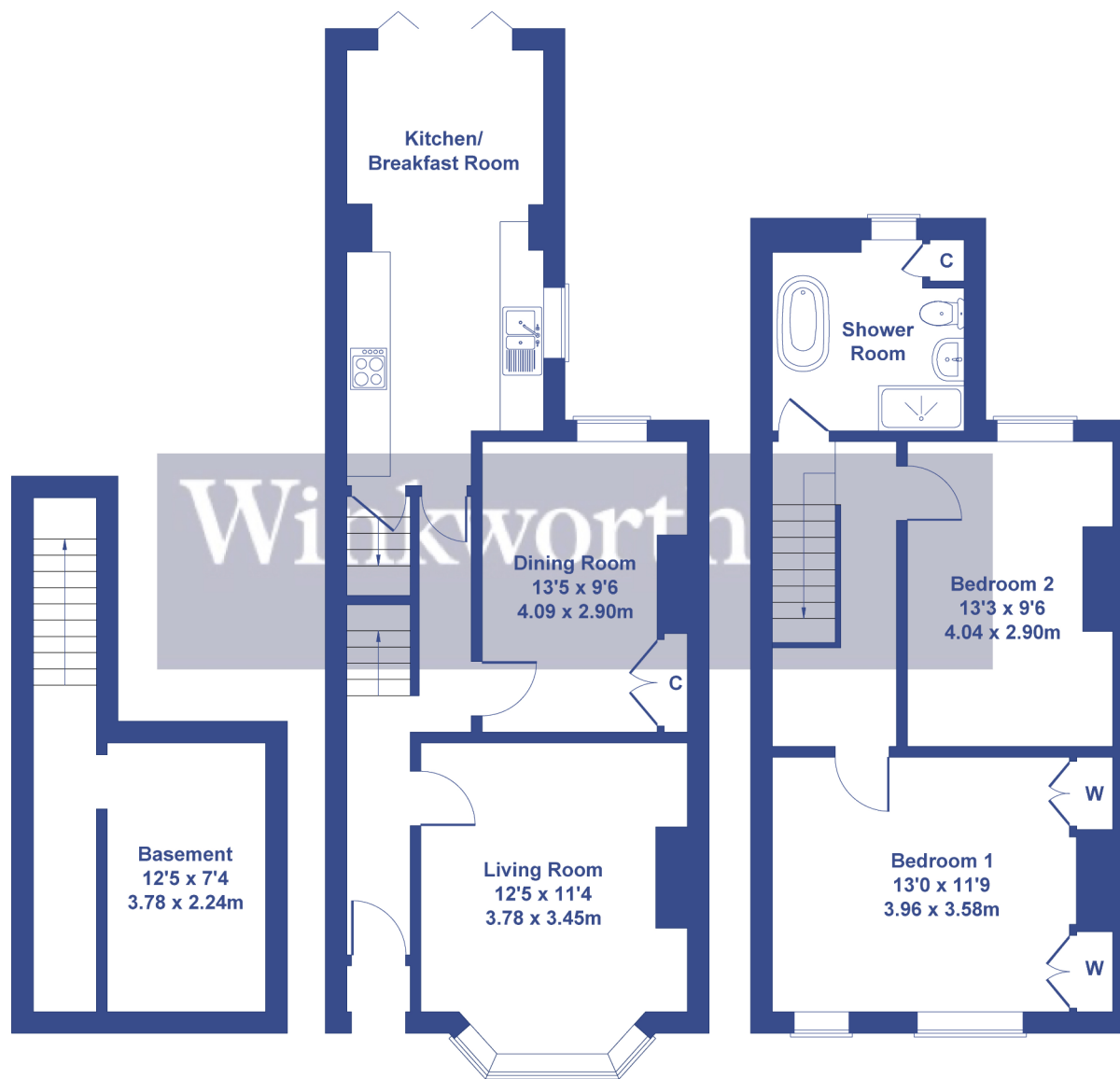
Waller Street is situated within the Royal Leamington Spa Conservation Area, and on-street parking is available.





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Approximate Gross Internal Area
1254 sq ft - 117 sq m



BASEMENT

GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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