



18 Woodbine Street, Leamington Spa, CV32 5BG

Offers Over £600,000

charlesrose.

This beautifully presented and stylishly decorated Victorian terrace is located in the popular and sought Milverton pocket of Leamington just a stones throw from the town centre and local amenities. Set over four levels offering flexible accommodation with three reception rooms, three double bedrooms and a handy loft space together with private garden and garage. This is a unique and stunning property thoughtout and is offered with no onward chain.

**LOCATION**

Positioned north west of Leamington Spa within strolling distance of the town centre with all the amenities on offer you desire you will find this stunning property on Woodbine Street. Giving easy access and falling within the catchments of sought after local schools including Milverton and Brookhurst primary schools, North Leamington Secondary not to mention the gorgeous local parks including Victoria Park, The Band Stand and Jephson Gardens. Finally it is also well placed to take advantage of being walking distance to the train station with links to major cities across the UK and also close to the major road networks including the A46 and the M40.

**LOWER GROUND FLOOR**

Offering a spacious, bright and open plan dining kitchen with access out to the garden. Finished with contemporary grey cabinetry and solid timber work surfaces and tiled throughout with ornate inset tiled brick fireplace. There is plenty of room for a large dining table as seen and a door less to the snug. Cosy and relaxing with fitted storage it really is an inviting space to relax and snuggle up.

**GROUND FLOOR**

With direct access from the main front door, the third of the reception rooms, the living room, is decorated to a lovely standard and offers high ceilings, timber flooring and a charming brick inset fireplace with wood burning stove. Solid timber fitted cabinets offer lots of storage and a door leads to the first of the bedrooms linked with landing having the stairs leading down to the lower ground level. The great sized principal bedroom is located to the rear and once again meticulously put together. The ensuite bathroom is a real bonus wow with separate shower, roll top bath and fitted vanity.

**FIRST FLOOR**

On to the next level you will find two double bedrooms; both great sizes, bright and airy and differing views over the Leamington Spa roof tops. They are both decorated to a lovely standard and continue with tall ceiling heights. Nestled between these two bedrooms there is a well equipped, modern bathroom. From the inner landing steps lead you up to the loft space.

**SECOND FLOOR**

The loft space has been cleverly

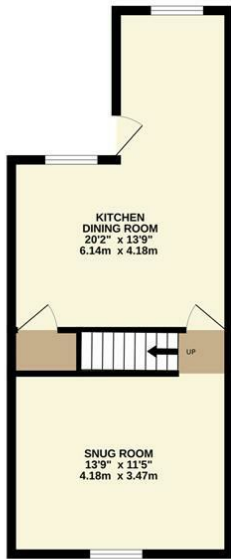
designed to make great use of the space available. The 'blue room' is currently a den for the teenagers with space to relax and use but could quite easily be used for other purposes such as a home office. Obviously there are no building regulations in place and so a glorified loft however with that said, it's a fantastic addition to have that is so useful with lots of storage within the eaves.

**OUTSIDE**

To the rear accessed via the dining kitchen on the lower ground floor there is a low maintenance town garden on offer. Entirely walled with rear access, this charming garden offers lots of privacy. Laid with a paved patio it is the perfect space to enjoy those barmy summer evenings. The added advantage is the addition of a double garage that is just to the side of the property on Woodbine Cottages.



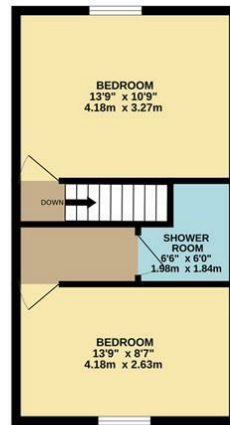
**BASEMENT**  
408 sq.ft. (37.9 sq.m.) approx.



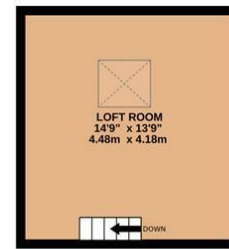
**GROUND FLOOR**  
422 sq.ft. (39.2 sq.m.) approx.



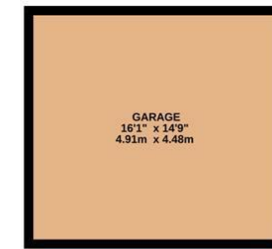
**1ST FLOOR**  
355 sq.ft. (33.0 sq.m.) approx.



**2ND FLOOR**  
202 sq.ft. (18.7 sq.m.) approx.



**NON ATTACHED GARAGE**  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 88        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 66                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

