

6 Wood Street, Leamington Spa, CV32 4HQ £700,000

charlesrose.

Tucked away in a peaceful Leamington Spa conservation area, this elegant 1860 townhouse blends period features with modern style, offering versatile living space over three floors, four double bedrooms, a private walled garden with parking, and a beautifully appointed kitchen/dining room opening to the outdoors.

LOCATION

Wood Street enjoys a quiet vet central position in Leamington Spa, placing you Gardens, the beautifully comfort. benefit from a range of excellent schools, including Kingsley and Arnold Lodge in regarded Warwick independent schools nearby.

THE PROPERTY

only a short stroll away, original features including tall entertaining. providing a green retreat in ceilings, cast iron fireplaces, The first floor provides three

Birmingham, Coventry and thoughtfully converted in family bathroom. London, while the M40 is also 2019 and now offers a Outside, the walled garden is for modern living.

> inviting entrance hall leads to storage to the rear. a stylish sitting room with bay window, window seat, and

Tucked away in a peaceful feature fireplace. A central backwater position within a room offers potential as a conservation area, this dining hall, study, or elegant period townhouse additional sitting area, while just moments from the town's dates back to 1860 and the impressive kitchen/dining many shops, restaurants, beautifully combines historic room enjoys a part vaulted cafés and bars. Jephson character with contemporary ceiling and bi-fold doors opening directly to the landscaped Victorian park, is The property showcases many garden – an ideal space for

the middle of town. picture rails, coving, and well-proportioned double Leamington Spa railway shutters, all enhanced by bedrooms, with the principal station is within walking tasteful décor throughout. bedroom benefitting from a distance, giving direct links to The lower ground floor was bay window, along with a

close at hand via junctions versatile guest wonderfully private featuring 13, 14 and 15. Families bedroom/study with raised beds, patio seating, adjoining shower room/utility, and a pizza oven. Double providing excellent flexibility gates allow for off-road parking, and there is a EV Leamington, as well as highly On the ground floor, the point, large shed and further







BASEMENT 277 sq.ft. (25.7 sq.m.) approx.

GROUND FLOOR 556 sq.ft. (51.6 sq.m.) approx. 1ST FLOOR 492 sq.ft. (45.7 sq.m.) approx. (92 plus) 🛕

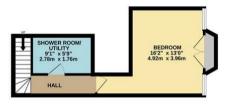
(92 plus) 🖄 (81-91)

England & Wales
Environmental Impact (CO₂) Rating

England & Wales

82

64







TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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.

Made with Metropix ©2025



