

1 ST PAULS COURT

WILLES ROAD, LEAMINGTON SPA



PERIOD CHARACTER, MODERN COMFORT

1 ST PAULS COURT,
WILLES ROAD, LEAMINGTON SPA
CV32 4PY

Tucked away just moments from the vibrant heart of Royal Leamington Spa, this handsome neo-Georgian townhouse offers a rare blend of period character, modern comfort, and exceptional convenience. Perfectly positioned just to the east of the town centre, the property enjoys the luxury of off-road parking – a truly valuable advantage in such a desirable central location.

From the moment you step inside, the home reveals its charm. The reception hall, finished with striking black-and-white tiled flooring, sets a stylish tone and leads through to thoughtfully designed living spaces. A guest cloakroom/WC adds everyday practicality for both residents and visitors.






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PROPERTY



At the heart of the home lies a beautifully extended shaker-style kitchen, where classic design meets contemporary functionality. Granite worktops and generous cabinetry create an elegant yet highly practical cooking space, while the extension into the former garage has created an impressive L-shaped dining kitchen – perfect for relaxed family meals, entertaining friends, or lingering weekend brunches.

Upstairs, the home continues to impress with a layout designed for both relaxation and flexibility. The first floor living room, flooded with natural light from its south-facing aspect, opens onto a charming private balcony – an idyllic spot for morning coffee or evening drinks while overlooking the garden below. A living flame gas fire creates a warm and inviting atmosphere during cooler months.

The principal bedroom offers a peaceful retreat, while an additional bedroom four or study provides valuable versatility – ideal for home working, a nursery, or guest accommodation.

The second floor accommodates two further bedrooms along with a shower room, offering comfortable and private space for family members or guests.



Outside, the walled south-facing garden provides a wonderful sense of calm and privacy. Bathed in sunlight for much of the day, it forms the perfect outdoor sanctuary – ideal for al fresco dining, summer gatherings, or simply unwinding with a book after a busy day. It offers a delightful contrast to the lively cafés, parks, and boutiques just moments away in the town centre.

Life here also means enjoying the relaxed, sociable lifestyle for which Royal Leamington Spa is so well known. Just a short stroll from the front door, the town's beautiful green spaces – most notably Jephson Gardens and the riverside walks of Victoria Park – offer wonderfully landscaped gardens, tennis courts and tranquil spots beside the River Leam. The town centre



itself has a thriving café culture, with independent coffee shops and artisan bakeries lining the elegant Regency streets, creating the perfect setting for a morning espresso, weekend brunch, or relaxed afternoon catching up with friends.



KEY FEATURES

Handsome neo-Georgian townhouse arranged over three floors

Prime central location just east of the town centre in Royal Leamington Spa

Rare off-road parking space – a major advantage in such a central setting

Extended shaker-style dining kitchen with granite worktops and L-shaped layout

South-facing living room with balcony and living flame gas fire

Principal bedroom plus bedroom four/study on the first floor

Two further bedrooms and shower room on the second floor

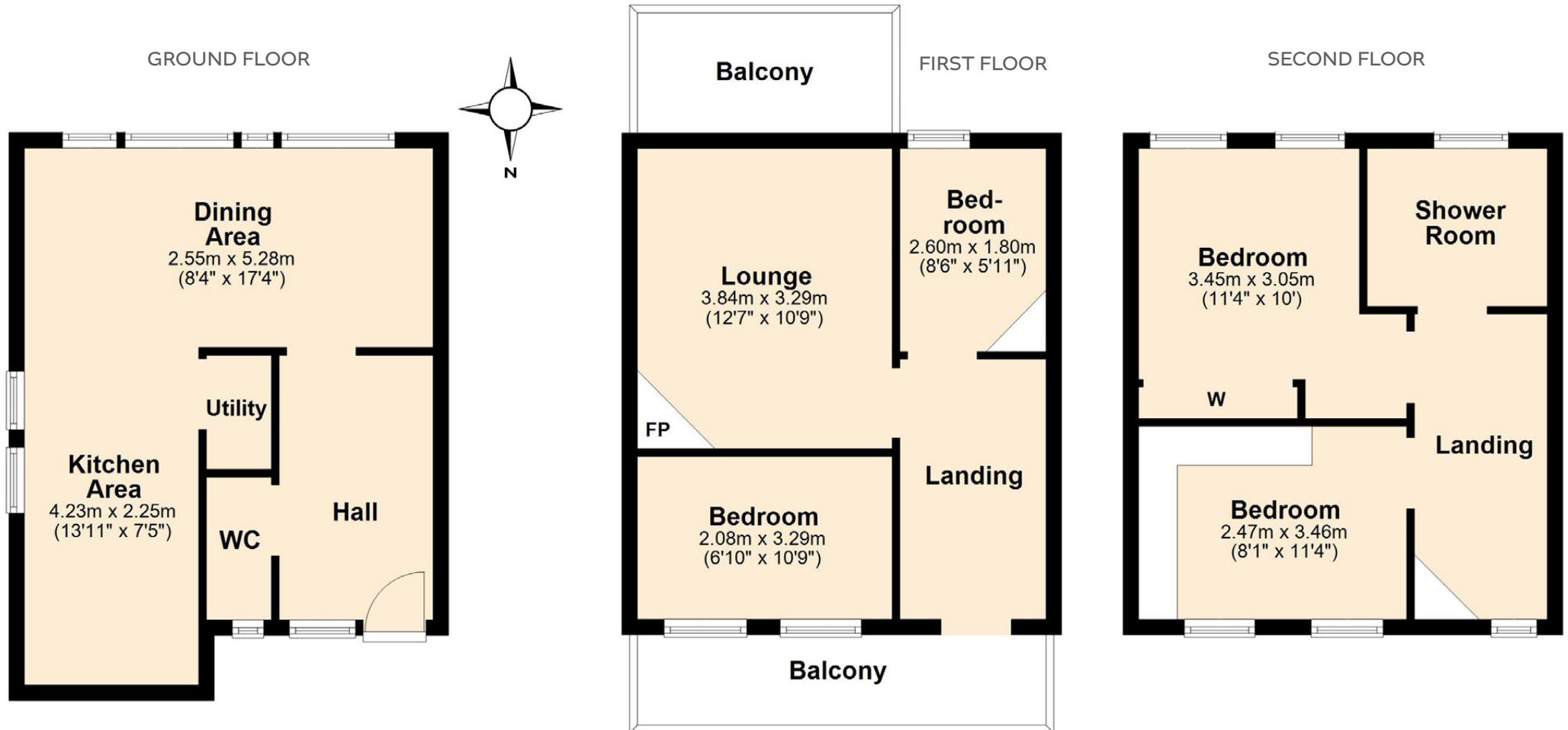
Two charming first-floor balconies adding character and outdoor space

Walled south-facing garden ideal for relaxing and outdoor dining

Easy walk to cafés, shops and the beautiful parks
of Jephson Gardens and Victoria Park



FLOOR PLANS & DIMENSIONS



Ground Floor: 33.7 sq. metres. (363.0 sq. feet)
First Floor: 31.5 sq. metres. (339.4 sq. feet)
Second Floor: 31.5 sq. metres. (339.6 sq. feet)
Total Area: 96.8 sq. metres. (1042.0 sq. feet)

Illustration only and not to scale.

Handles Property

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LOCATION



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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