



HANDLES
PROPERTY

17 LEICESTER STREET

LEAMINGTON SPA

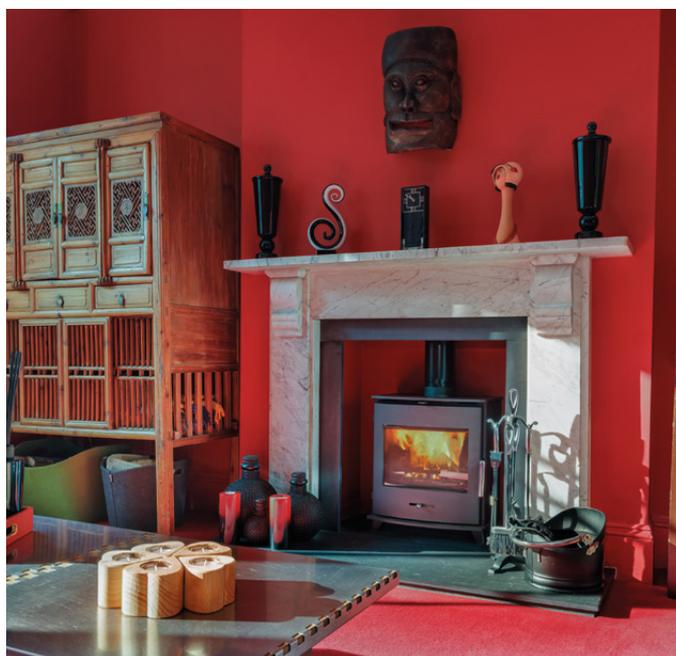
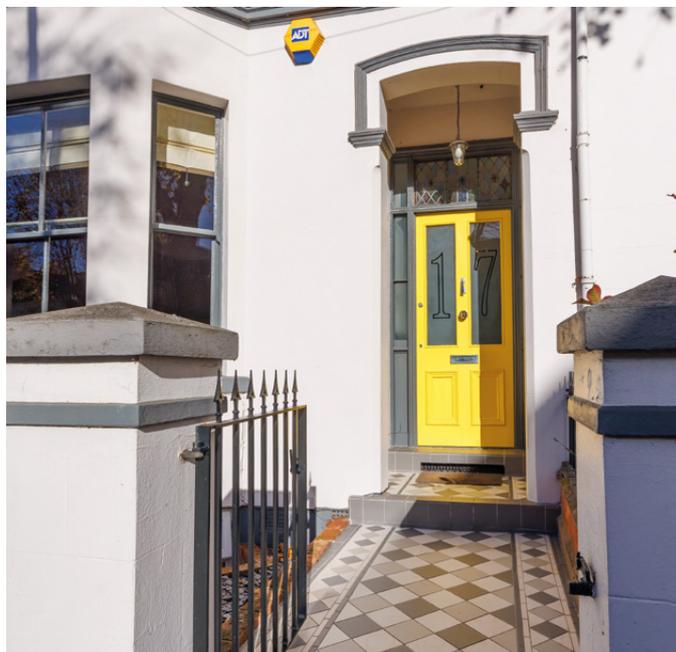


A CAPTIVATING VICTORIAN VILLA

17 LEICESTER STREET
LEAMINGTON SPA
CV32 4TF

This handsome, bay-fronted Victorian villa delights from the moment you step into its generous reception hall. Offering an impressive 2,394 sq ft of characterful accommodation, the house has been lovingly restored throughout, creating a home that radiates warmth, charm, and character.

Beautifully positioned in the heart of Leamington Spa, the property is perfectly placed for enjoying the town's leafy parks, boutique shopping, and vibrant café culture. The south-facing living room is a standout space, its elegant bay window flooding the room with light. A marble fireplace and log-burning stove set against a rich red backdrop make it the ideal setting for cosy fireside evenings. The adjoining dining room mirrors this aesthetic, also featuring a marble fireplace and offering an inviting atmosphere for entertaining.







A short flight of steps leads down to the breakfast kitchen—an inspiring space for culinary enthusiasts. Sleek contemporary cabinetry provides excellent storage, while French doors open directly onto the recently landscaped walled garden, creating a seamless indoor–outdoor flow. This area is perfect for relaxed morning coffees, family meals, or garden parties. Further steps from the kitchen take you to the former cellar, converted prior to the current owners’ tenure and now arranged as a superb teenagers’ annex. This versatile suite includes an en-suite bedroom, a sitting room, and a study/dressing area with generous built-in storage—ideal for guests, independent family members, or even as a private workspace.

One of the home’s most impressive features is the original three storey rear wing. This extra size has allowed for the creation of a magnificent master suite comprising of bedroom, dressing room and sumptuous en-suite and a further large en-suite bedroom in the rear wing itself. Two further bedrooms and a stylish family bathroom complete the upper floors, with special mention due to the first-floor butler’s pantry—an unexpectedly practical and well-placed space for laundry and household organisation. The newly landscaped garden has been finished to an exceptional standard. Enclosed and beautifully designed, it offers the perfect setting for lively get-togethers around the pizza oven or peaceful moments of rest and relaxation.

BEAUTIFULLY POSITIONED, CHARACTERFUL ACCOMMODATION

*Elegant dining room mirroring the living room's
period features and warm aesthetic*

*Contemporary breakfast kitchen with sleek cabinetry
and French doors opening to the walled garden*

*Recently landscaped garden designed for entertaining,
complete with pizza oven and tranquil seating areas*

*Converted former cellar providing a versatile
teenagers' annex with en-suite bedroom,
sitting room and study/dressing area*

*Impressive three-storey rear wing offering
exceptional flexibility in the bedroom layout*

*Potential for a luxurious master suite
including bedroom, bespoke dressing room,
and elegant bathroom*

*Practical first-floor butler's pantry and stylish
family bathroom, complementing the additional
bedrooms and en-suites*



Throughout the property, the exemplary care, craftsmanship, and attention to detail demonstrated by the current owners reflect their genuine love for No. 17—a home that has been cherished and thoughtfully enhanced in every way.

Handsome bay-fronted Victorian villa offering 2,394 sq ft of beautifully restored character accommodation. Generous reception hall creating an immediate sense of space and grandeur. South-facing living room with bay window, marble fireplace, and log-burning stove for cosy evenings.







FLOOR PLANS & DIMENSIONS

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

LOWER GROUND FLOOR



Total area approx: 222.4 sq. metres. (2394.0 sq. feet)

Illustration only and not to scale.

Handles Property
 8A Regent Street,
 Leamington Spa,
 CV32 5HQ
01926 354 400



LOCATION



CV32 5AQ

DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

*Your local
 independent
 estate agents*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

www.handlesproperty.co.uk