

19 SOUTHCOTES

WARWICK NEW ROAD, LEAMINGTON SPA



PERIOD CHARACTER, EXCEPTIONAL LIVING SPACE

19 SOUTHCOTES,
WARWICK NEW ROAD,
LEAMINGTON SPA, CV32 6AA

Occupying the upper floors of an elegant period conversion on the prestigious Warwick New Road, this exceptional penthouse apartment offers an impressive 2,645 sq ft of beautifully arranged accommodation, creating a home of remarkable scale and character in one of North Leamington Spa's most desirable residential locations.

This huge apartment combines the architectural elegance of a classic period building with thoughtfully designed contemporary interiors. The result is a property that offers the proportions and presence of a substantial house while retaining the convenience and security of apartment living.







The property is approached via a communal entrance and staircase, where large sash windows flood the space with natural light and create a fitting introduction to the apartment. Upon entering, the sense of space is immediately apparent, with a welcoming entrance hall providing useful storage and leading up to the principal living accommodation.

The heart of the home is the impressive open-plan living and dining space, a superb room designed for both entertaining and everyday living. Generous proportions and excellent natural light create an inviting atmosphere, while the layout flows effortlessly into the stylish kitchen area. The bespoke kitchen has been carefully designed to maximise the unique roofline of the building, with cabinetry and workspaces fitted seamlessly within the eaves to create a striking and practical culinary space.

Adjacent to the main living area is a separate family room, providing an additional reception space that offers considerable versatility. Whether used as a media room, snug, home office or playroom, this room enhances the flexibility of the apartment and allows the accommodation to adapt easily to modern lifestyles.



The principal bedroom suite is particularly impressive, offering a peaceful and private retreat within the home. Dual-aspect windows draw in natural light, while fitted wardrobes cleverly integrated into the eaves provide extensive storage. The suite also benefits from a dedicated dressing room and a luxurious ensuite bathroom featuring a freestanding bath, walk-in shower and contemporary fittings.

The upper floor of the apartment provides further well-proportioned accommodation, with two additional double bedrooms, both enjoying the privacy and convenience of their own ensuite bathrooms. This layout is ideal for family life, visiting guests, or multi-generational living, ensuring each bedroom enjoys its own sense of space and independence.



Throughout the apartment, the design makes intelligent use of the building's characterful roofline and architectural features, creating a series of unique and well-proportioned rooms that combine practicality with visual interest.



KEY FEATURES

Substantial 2,645 sq ft penthouse apartment

Elegant ***period conversion***

Prestigious ***Warwick New Road address***

Located in ***sought-after Milverton, North Leamington Spa***

House-sized accommodation over two floors

Stunning ***open-plan living / dining space***

Excellent natural light from ***large sash windows***

Bespoke ***contemporary kitchen***

Clever use of ***eaves and architectural space***

Separate ***family / media room***

Three generous double bedrooms

All bedrooms with ***ensuite bathrooms***

Impressive ***principal suite***

Dedicated ***dressing room***

Luxury ensuite with ***freestanding bath and walk-in shower***

Flexible living layout

Communal terrace

Off-road parking

Walking distance to ***Leamington town centre***

Excellent ***schools, transport and motorway access***

FLOOR PLANS & DIMENSIONS



First Floor: 6.1 sq. metres. (66.2 sq. feet)
Second Floor: 174.0 sq. metres. (1873.1 sq. feet)

Third Floor: 65.6 sq. metres. (706.3 sq. feet)
Total Area: 245.8 sq. metres. (2645.6 sq. feet)

Illustration only and not to scale.

Handles Property

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