



24 Whitnash Road
Whitnash | Leamington Spa | Warwickshire | CV31 2HL

STEP INSIDE

24 Whitnash Road

This five double-bedroom, three-bathroom, detached family home in the highly desirable town of Whitnash offers flexible living accommodation to meet the needs of a modern family and access to excellent schooling.

Ground Floor

The ground floor accommodation of this detached family home is perfect for family living with a spacious open plan living, dining, kitchen at the rear of the house perfect for entertaining. This light and inviting space is flooded with light from dual aspect windows and large bi-fold doors which connect the entire space with the terrace and garden beyond.

The stunning kitchen offers everything you would expect for modern family living, featuring a large central island with breakfast bar and induction hob, ample storage units, a pantry cupboard, space for a double door fridge freezer and integrated appliances such as double ovens and a dishwasher.

Two further reception rooms at the front of the home, provide additional versatile living space. The sitting room features a log burner with brick surround creating a cosy and inviting space to relax on cooler evenings and gives access to the study, which has been built using sound insulated plaster board and insulation material making it ideal for those wishing to work from home.

The ground floor also benefits from a guest cloakroom, fully fitted utility room with access to the single garage and a boot room at the front entrance.

At the centre of the ground floor are two good sized double bedrooms which are both serviced by a large family bathroom featuring a bath with shower over.

Exceptionally large garage measuring 10.61m x 3.87m, offering significantly more space than a standard single. Featuring a remote-controlled rolling door to the front and double doors leading to the garden at the rear, this versatile space is ideal for secure parking, a home workshop, bike storage or gym. A rare and valuable feature in properties of this kind.

First Floor

Stairs to the first floor give access to the principal suite, two further double bedrooms and a second family bathroom.

The spacious double bedroom of the principal suite is flooded with light from a wall of glazing overlooking the garden and features built in storage, space for a dressing or sitting area along with an ensuite bathroom with a large walk-in rain shower.

The second double bedroom on the first floor is also of a generous size and features an additional raised area into the eaves which is perfect for a study area or dressing room. The third bedroom is a good-sized double room with a skylight providing lots of natural light. Both these bedrooms are serviced by the second large family bathroom with separate walk-in shower and bath.













Outside

A small front garden with mature trees and shrubs provides privacy to the front of the property whilst a good-sized driveway and ample offroad parking for several vehicles.

Bifold doors from the open plan kitchen, lead onto a terraced area with steps leading up to another good-sized terrace and a generous lawned area with mature trees and shrubs provide a good degree of privacy. An armoured cable provides power to the end of the garden providing scope for a fully power garden room to be installed (STPP).

Exceptionally large garage measuring 10.61m x 3.87m, offering significantly more space than a standard single. Featuring a remote-controlled rolling door to the front and double doors leading to the garden at the rear, this versatile space is ideal for secure parking, a home workshop, bike storage or gym. A rare and valuable feature in properties of this kind. A 7.4kW EV charging point is also installed possible to upgrade to 22kw as the house is supplied with 3 phase power supply. .





LOCATION

Whitnash, once a village, is a small-town neighbouring Leamington Spa and a short drive from Warwick. Located south of Leamington this vibrant town is renowned for its great community spirit attracting many people from nearby villages and towns and superb junior and middle schools, which in turn provide catchment and easy access to excellent state, grammar and private secondary schools in Warwick and Leamington Spa.

Whitnash is well stocked with four public houses, a welcoming sports & social club incorporating tennis courts, bowling green, rugby and football pitches. The town provides three parks with up to date playing equipment and open spaces for all the family to enjoy. There are several shops and services including several hair salons, three well-stocked convenience stores, butchers, post office, chemist and various others.

The nearest major town is Royal Leamington Spa renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth century planning can still be found in and around the town which is known as the Bath of the Midlands. The Famous Parade runs through the middle of Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. The town is split by the River Leam which runs east to west through the town. As a previous Britain in bloom winner, the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.

For those wishing to commute, Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty-six minutes. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only 1/2 an hour away.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains electrics, the house has a 3 phase supply, water, drainage and gas central heating.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we; advise you to check with your provider

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: D | EPC - C

Local Authority: Warwick District Council

Insurance - New Build Insurance to Feb 2032

Security - Hard wired house alarm covering the entire house with programmable zones and a camera system featuring four cameras is linked to internet.

Parking - Garage and driveway Parking with 7.4 kW electrical vehicle charging point

Property Type – Dormer Bungalow

Construction Type – Standard

Directions - Postcode: CV31 2HL / what3words: ///cook.issue.sugar

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

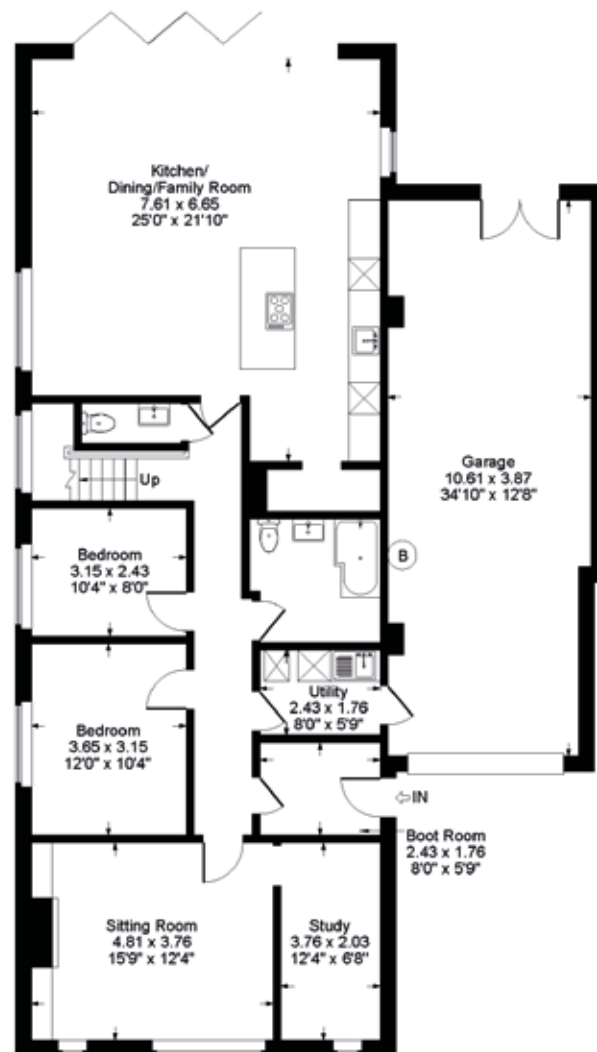
Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Score	Energy rating	Current	Potential
82+	A		
81-81	B		B1-B
69-80	C		
55-68	D	74 C	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 124.44 sq m / 1339 sq ft
 First Floor = 85.19 sq m / 917 sq ft
 Garage = 40.23 sq m / 433 sq ft
 Total Area = 249.86 sq m / 2689 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 21.07.2025





JAMES PRATT
PARTNER AGENT

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07773 499319 | 07540 649103 | angela.pitt@fineandcountry.com | james.pratt@fineandcountry.com

