



QUINTON LODGE

Leamington Spa, Warwickshire



AN IMPOSING REGENCY TOWNHOUSE OCCUPYING A PRIME POSITION ON THE CORNER OF BINSWOOD AVENUE AND KENILWORTH ROAD.

Summary of accommodation

Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Family room | Utility room | Guest cloakroom | Wine cellar

Principal bedroom with en suite | Four further first floor double bedrooms, (two with en suite shower rooms) | family bathroom

Second floor bedroom 6/studio with en suite shower room

Landscaped gardens | Ample off-road parking

Duplex apartment: entrance hall, kitchen, sitting room, three bedrooms, shower room and separate WC

In all, over 6,000 square feet

Distances: Leamington Spa (trains to London Marylebone from 69 minutes and Birmingham from 31 minutes), Warwick 2.5 miles

M40 (J13 and J15) 4 miles, Stratford-upon-Avon 11 miles, Coventry 8.4 miles (trains to London Euston some 61 minutes)

Birmingham International Airport 17 miles, Birmingham city centre 18 miles, Solihull 16 miles

(All distances and times are approximate)



SITUATION

On the corner of Kenilworth Road and Binswood Avenue, a tree-lined avenue, one of the prime residential streets in Leamington Spa, and located in the heart of the town's most favoured location, within walking distance of shopping and recreational facilities. Leamington Spa is famous for its Jephson Gardens on the banks of the river Leam, and throughout the town, there is evidence of the Victorian and Georgian heritage for which Leamington is renowned.

The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington and Warwick Boys School, King's High for Girls and Warwick Prep in Warwick.

There are theatres in Stratford-upon-Avon, home of the Royal Shakespeare Company, golf at 'The Warwickshire' in Leek Wootton, racing at Warwick and Stratford-upon-Avon, sailing and fishing at Draycote Water and polo at the Royal Leamington Polo Club. The property is also within walking distance of Leamington Spa Cricket Club.





THE PROPERTY

A substantial Grade II listed townhouse occupying a prime position on the corner of Binswood Avenue and Kenilworth Road. The property has the benefit of a duplex apartment with its own separate entrance and courtyard garden.

There is a wealth of original features, including deep skirtings, the original staircase, sash windows with shutters, architraves, high ceilings and intricate cornicing. Stone steps lead up to the canopy porch, where double doors open into the entrance lobby and impressive reception hall beyond. Reception hall with an impressive staircase to the first floor and door leading out to the rear garden. Access to the basement apartment and doors radiating off to the various reception rooms. Drawing room having a dual aspect with views over the gardens, fireplace with open fire and marble surround. French doors to a wrought iron balcony overlooking the garden. Dining room having two large sash windows to the front, the original shutters and fireplace.





Kitchen/breakfast room with windows overlooking the garden, a range of wooden units with granite worktops, integrated Miele appliances and a large Wolf range cooker. Central chimney with open sides and a central fire bowl. Breakfast area with space for table and chairs. Utility room with storage and shelving. Guest cloakroom.

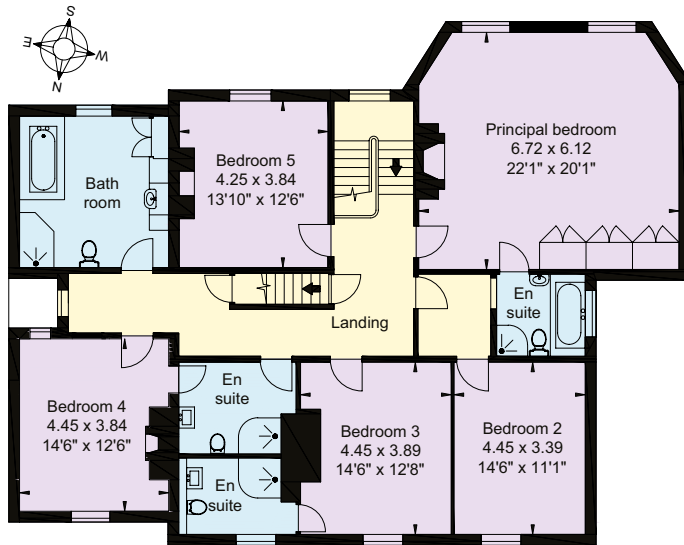
Lower ground floor: family room with doors leading out to the side garden, cloakroom, spacious utility room and wine cellar.

The principal bedroom has two large sash windows to the rear, fireplace and en suite bathroom. Four further first floor double bedrooms, two with en suite shower rooms and a family bathroom with bath and separate walk-in shower.

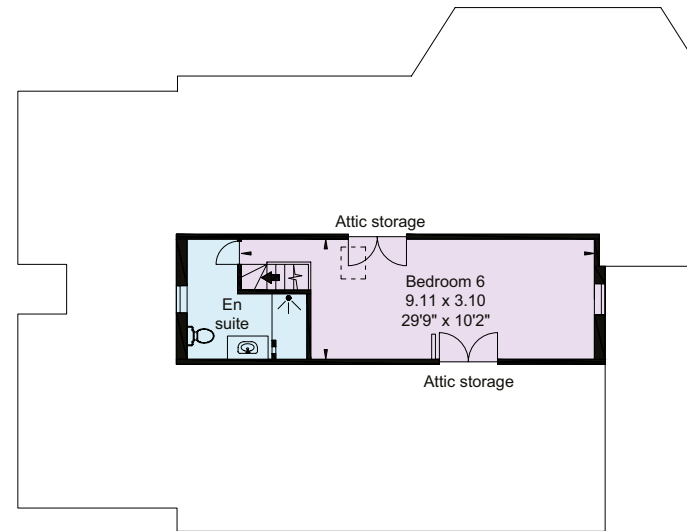




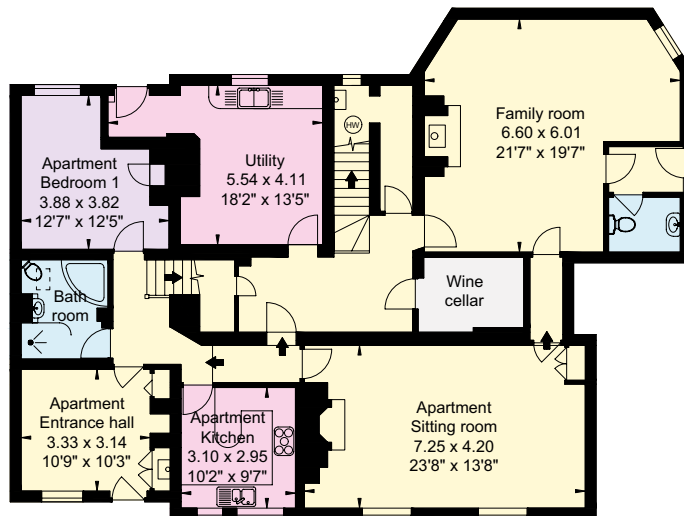




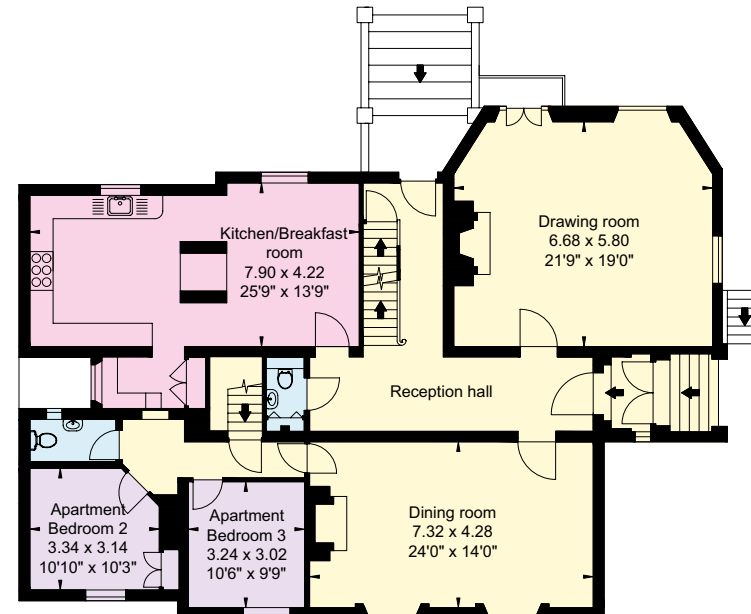
First Floor



Second Floor



Lower Ground Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
563 sq m (6,061 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

On the second floor: bedroom six/studio with en suite shower room. Separate duplex apartment on the ground and lower ground floors with an entrance hall/study, spacious sitting room and separate fitted kitchen, three bedrooms, shower room and cloakroom.





GARDENS AND GROUNDS

The garden is landscaped and surrounds the house on three sides, with a roadside brick boundary wall and hedging. Stone steps lead down from the reception hall to the private terrace below with box hedging and herbaceous beds to the perimeter. There is a pergola with terrace and seating area below. Steps lead down to the lower terrace, screened with bamboo to create an outdoor space for the duplex apartment. There is parking to the front of the property for several cars.

PROPERTY INFORMATION

Services: All mains services are connected to the property. Gas-fired central heating.

Fixtures and fittings: Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.





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Directions (CV32 5RX): From the M40 (J13), proceed to the T-junction and turn right on to the Banbury Road. At the roundabout, take the third exit on to the A452. Continue over the next three islands and at the next island turn right on to Park Road and at the mini island turn left on to the A452 signposted Leamington Spa Town Centre. Proceed over the river and the next two sets of traffic lights to the roundabout. Turn right on to Lillington Avenue and at the traffic lights turn right on to Kenilworth Road. Take the first turning left on to Binswood Avenue, and the property can be found immediately on the right-hand side.

What3words: ///thing.notes.glee

Tenure: Freehold

Local Authority: Warwick District Council: 01926 410 410

Council Tax: Band H

Viewing: By prior appointment only with the agents.



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Date: 29 January 2026
Our reference: STR060151

Quinton Lodge, 8 Kenilworth Road, Leamington Spa, CV32 5TH

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£2,500,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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