

LILLINGTON ROAD, LEAMINGTON SPA CV32 5YY



- **FIRST TIME ON THE OPEN MARKET**
- **SUBSTANTIAL EDWARDIAN DETACHED PROPERTY**
 - **SITUATED OVER FOUR FLOORS**
 - **SINGLE GARAGE**
 - **CONVERSION INTO RESIDENTIAL APARTMENTS or**
 - **FAMILY HOME**
- **SUBJECT TO THE NECESSARY PERMISSIONS AND CONSENTS**

0 BEDROOMS

OFFERS OVER £1,000,000

Nestled on the charming Lillington Road in the heart of Leamington Spa, this substantial detached Edwardian property situated on a large plot backing onto Waller Street that has, until recently been utilised by Warwick District Council and has been generally well maintained.

Prior to the property being owned by Warwick District Council in 1964, it was the vicarage to St Paul's Church in Leicester Street. The property has never been on the market, nor has it ever been privately owned!

This is an excellent opportunity for those seeking a substantial family home or scope for conversion into residential apartments subject to the necessary permissions and consents.

The property also benefits from having a single garage.

Leamington Spa is renowned for its beautiful parks, vibrant community, and excellent amenities, making it an ideal location for families and professionals. With easy access to local shops, schools, and transport links, this property is perfectly situated for those who appreciate both tranquillity and accessibility.

This detached house on Lillington Road is a wonderful opportunity to create a home tailored to your personal style or conversion into apartments. Do not miss the chance to explore this charming residence in one of Leamington Spa's most sought-after areas.

Outside

A driveway leads from Lillington Road down the side of the property to a large tarmac area, the remainder of the garden which is walled throughout is laid to lawn and there is a sectional concrete garage accessed off Waller Road.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

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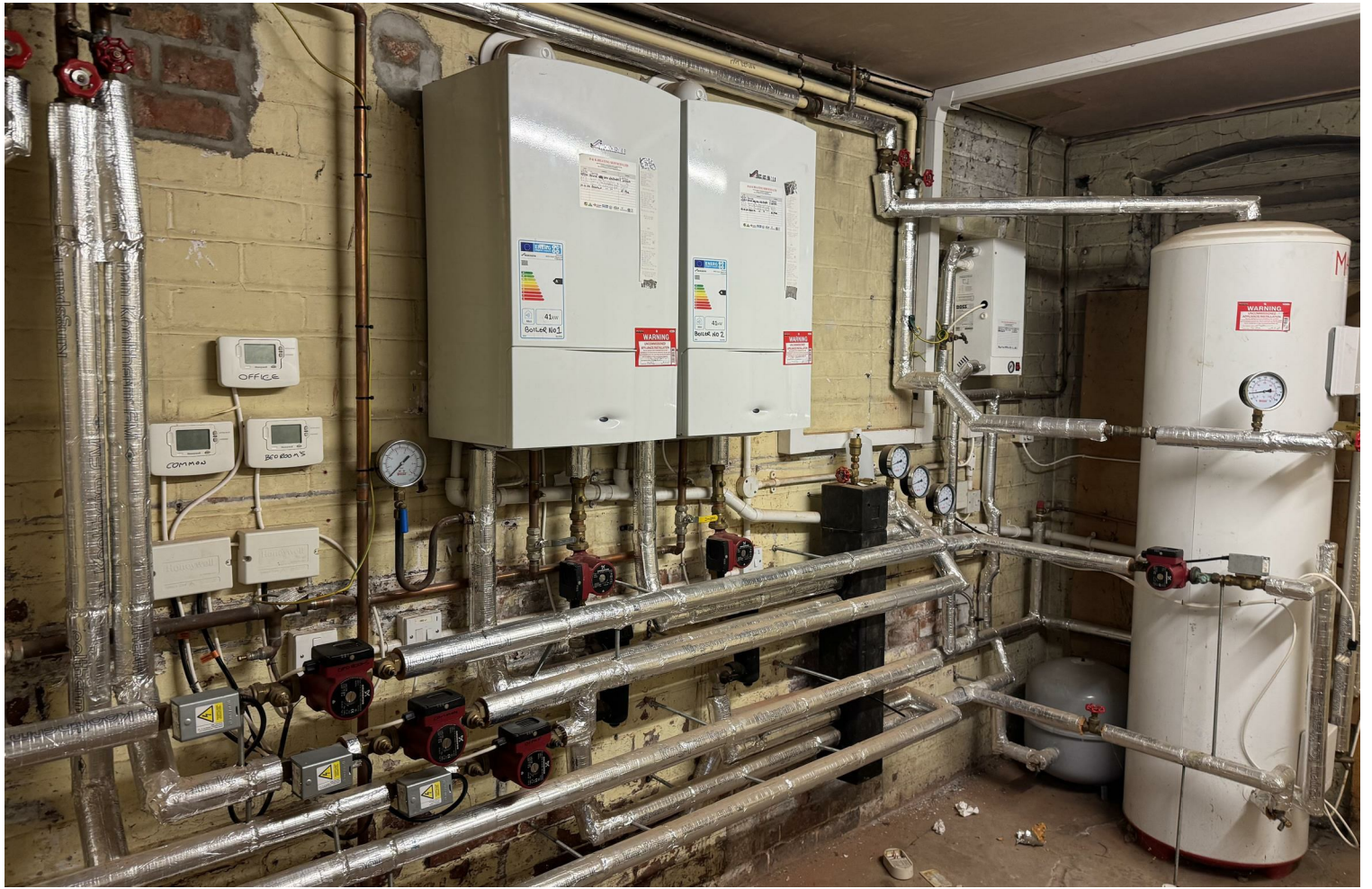
Disclaimer

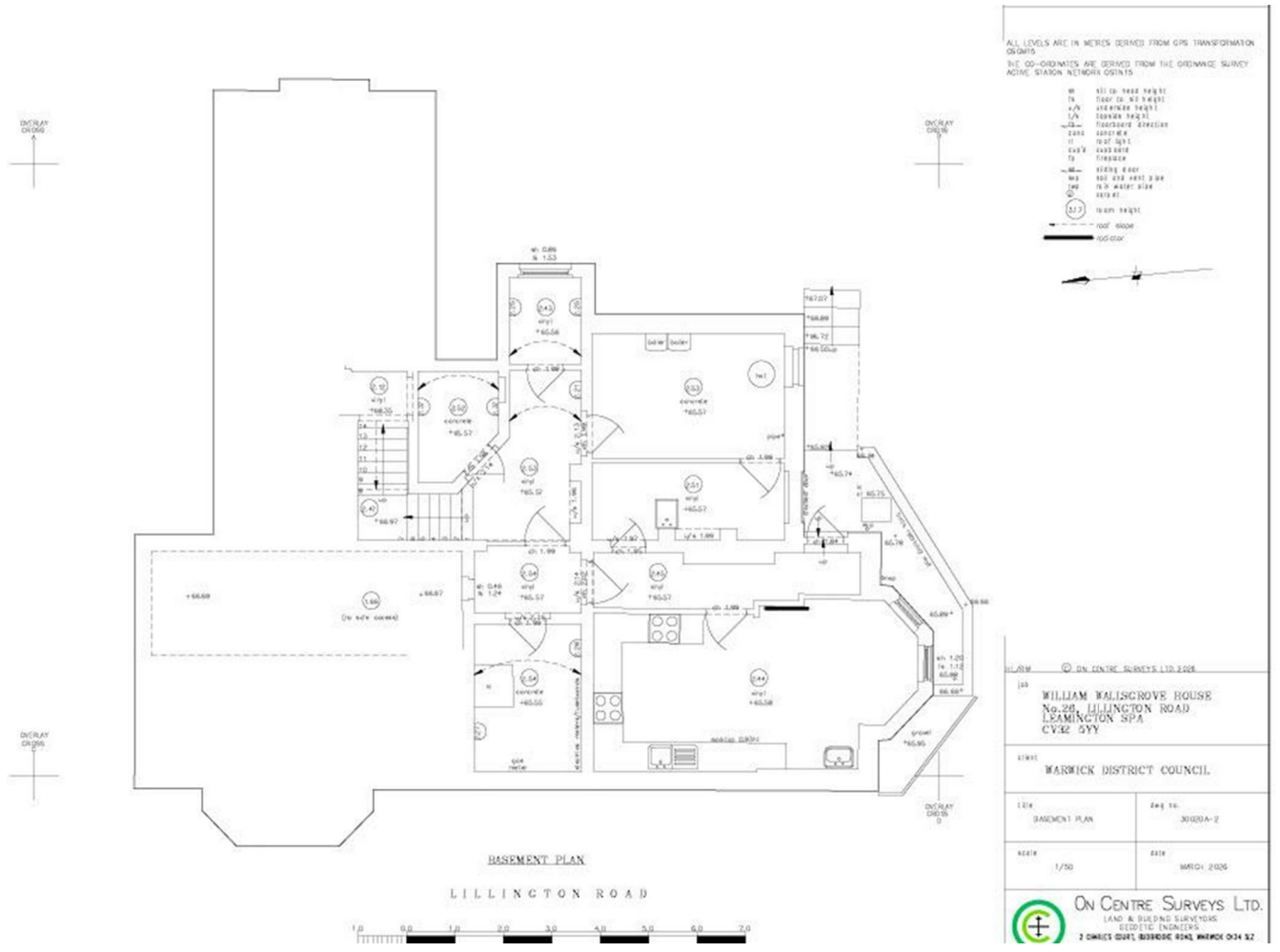
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

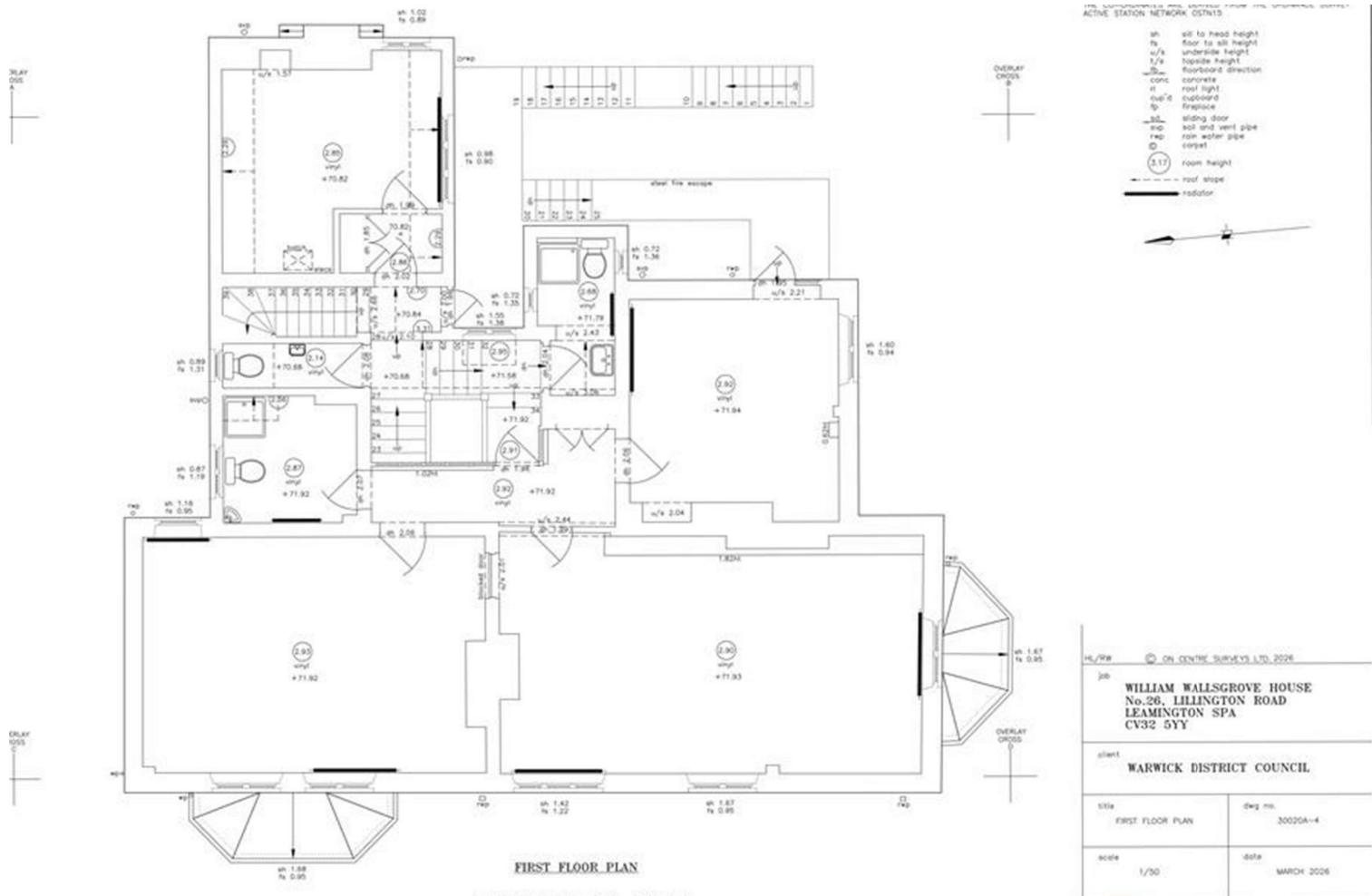
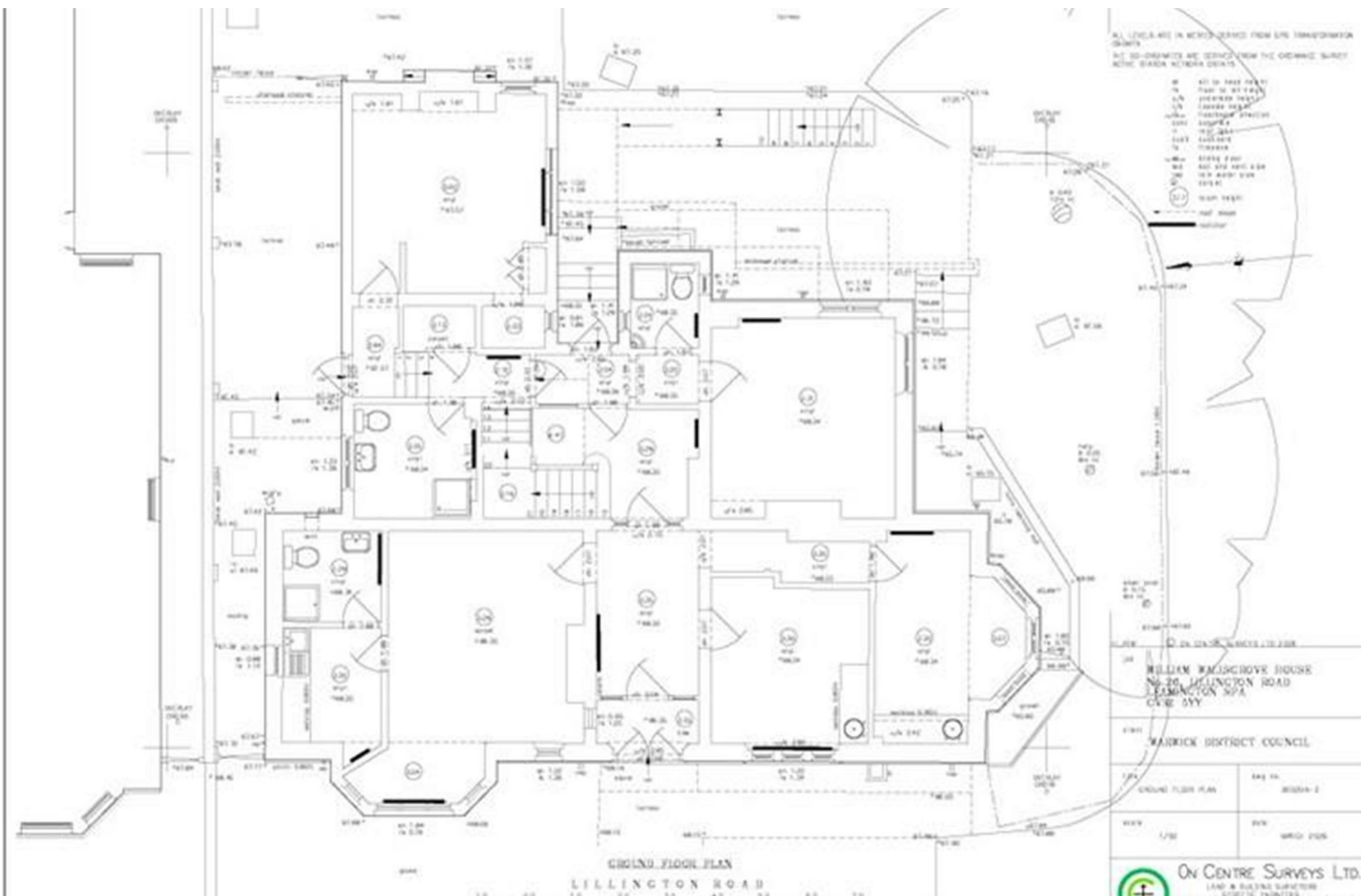


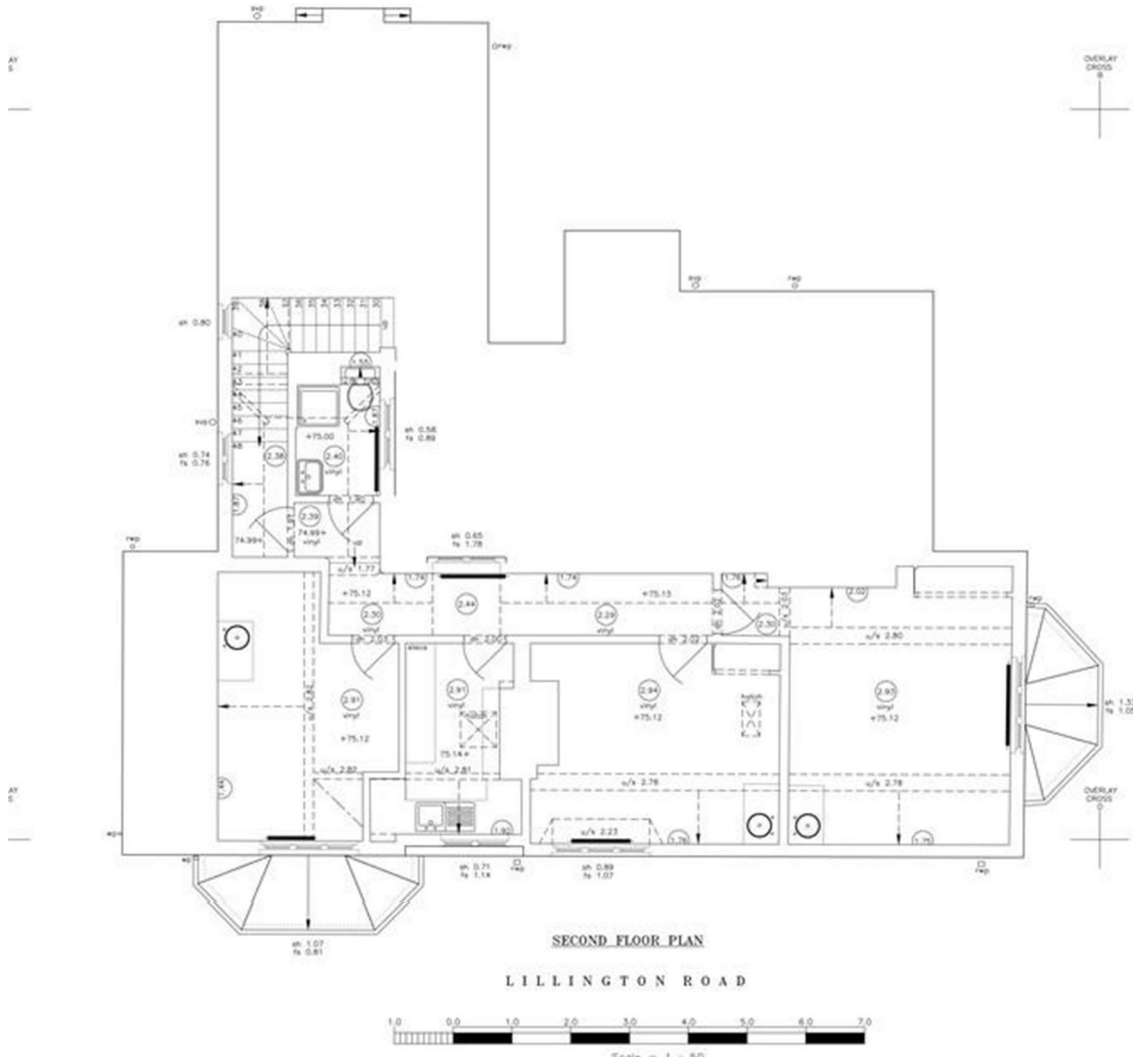












ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION OS2015
 THE CO-ORDINATES ARE DERIVED FROM THE ORDINANCE SURVEY ACTIVE STATION NETWORK OS1515

- w/h sill to head height
- f/s floor to sill height
- u/s underside height
- l/s ledge height
- f/d floorboard direction
- c/c concrete
- r/l roof light
- t/w tile
- f/s fireplace
- s/d sliding door
- w/v wall and vent pipe
- r/w rain water pipe
- c carpet
- h room height
- s roof slope
- r radiator

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job
WILLIAM WALLSGROVE HOUSE
 No.26, LILLINGTON ROAD
 LEAMINGTON SPA
 CV32 5YY

client
WARWICK DISTRICT COUNCIL

title SECOND FLOOR PLAN dwg no. 300204-5

scale 1/50 date MARCH 2026

ON CENTRE SURVEYS LTD.
 LAND & BUILDING SURVEYORS
 GEODETIC ENGINEERS
 2 CHARLES COURT, BUSHROCK ROAD, WARWICK COX S2
 TEL: 01926 454294

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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