

41 Russell Terrace

Leamington Spa, CV31 1EZ



BY DESIGN



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Welcome to

41, RUSSELL TERRACE

An exceptional opportunity to acquire an immaculately presented five-bedroom Victorian townhouse, enviably positioned on a highly sought-after residential street just moments from the beautiful Jephson and Mill Gardens.

This elegant and thoughtfully designed home has been comprehensively refurbished by the current owners to an exacting standard, seamlessly blending timeless period charm with contemporary luxury. Extending to approximately 3,400 sq ft, the property offers versatile accommodation arranged over four floors.

The ground floor showcases refined living spaces, including a sophisticated sitting room centred around a striking feature fireplace, which flows effortlessly into a second reception room - equally suited as an impressive home office, also enhanced by its own characterful fireplace. At the heart of the home lies a stunning open-plan kitchen and dining space, impeccably finished with high-quality appliances, cabinetry and fittings, perfectly designed for modern living and complemented with underfloor heating. Two sets of bi-fold doors flood the room with natural light and provide a seamless connection to the landscaped garden beyond.

The lower ground floor has been expertly converted to create a highly adaptable suite of rooms, including a dedicated cinema room, an additional reception room

or guest bedroom, and a well-appointed laundry room. This level offers both practicality and indulgence, ideal for entertaining or extended family living.

Across the upper floors, five generously proportioned double bedrooms provide luxurious accommodation, complemented by three beautifully finished bathrooms. Each room reflects the home's meticulous attention to detail, with an abundance of retained period features adding warmth and character throughout.

Externally, the property is equally impressive. The front garden is attractively planted, creating a welcoming approach, while the professionally landscaped walled rear garden offers a private and tranquil retreat. Designed with entertaining in mind, it features an outdoor fireplace along with designated seating and dining areas. A garage to the rear provides valuable storage, completing this outstanding home of rare quality and distinction.



19 Cen



5



3.5



3,400_{sqft}



Street

















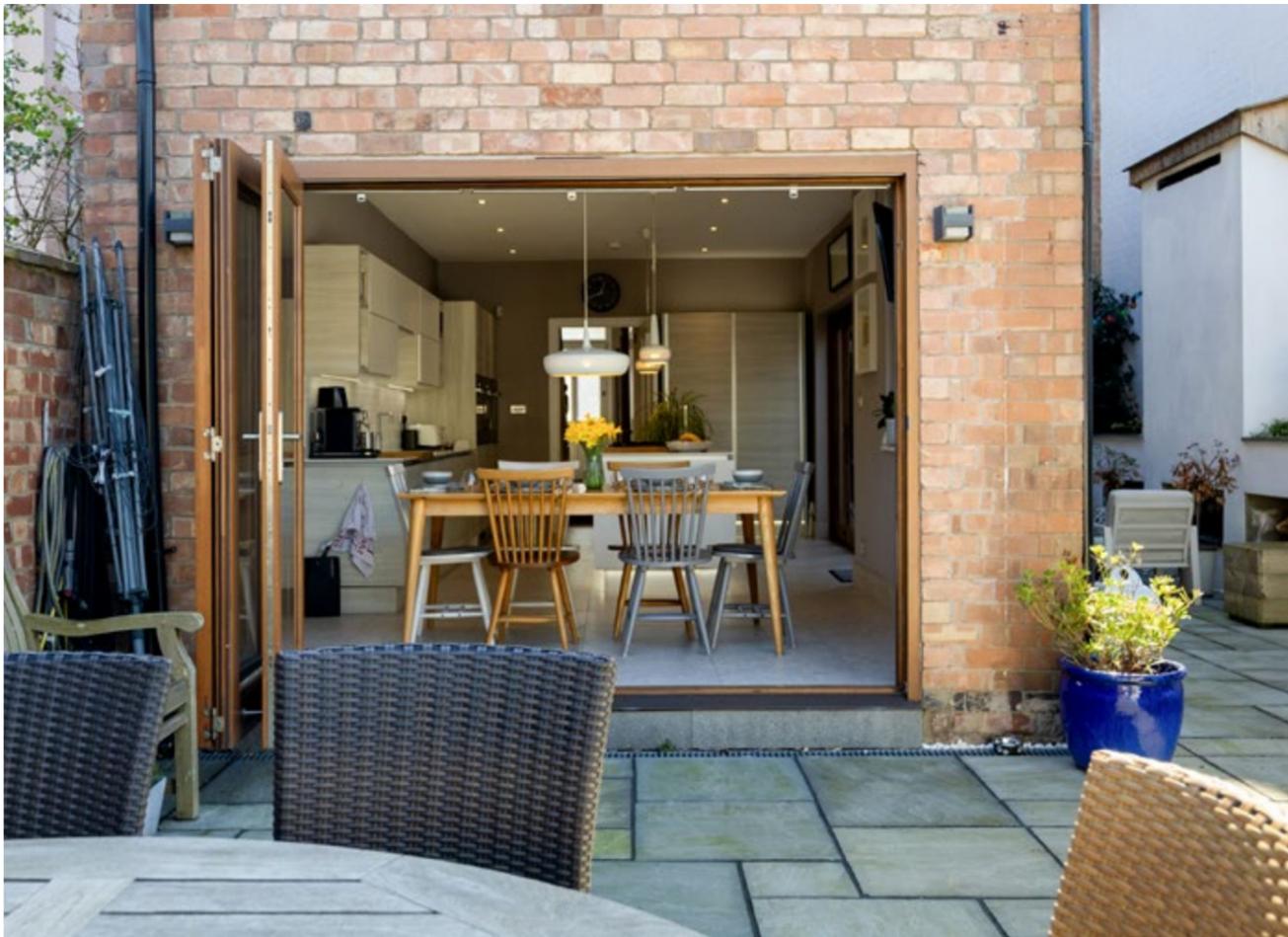






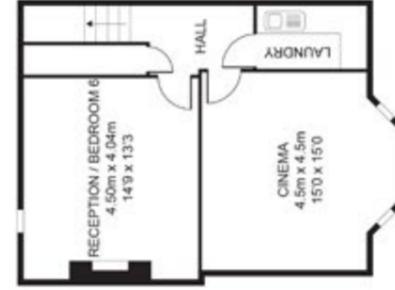








Score	Energy rating	Current	Potential
82+	A		
81-81	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR
FLOOR AREA 52.2 sqm - 562 sq ft

TOTAL FLOOR AREA : 315.8 sqm - 3398 sq ft



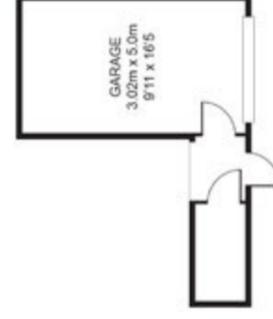
GROUND FLOOR
FLOOR AREA 90.5 sqm - 974 sq ft



FIRST FLOOR
FLOOR AREA 91.9 sqm - 990 sq ft



SECOND FLOOR
FLOOR AREA 63.4 sqm - 683 sq ft



OUTBUILDING
FLOOR AREA 17.5 sqm - 188 sq ft

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Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.



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