



GROVE STREET, LEAMINGTON SPA, CV32
£925,000 FREEHOLD

Winkworth



GROVE STREET, LEAMINGTON SPA

Dating from the early 19th century, Grove Street forms part of a handsome Grade II listed terrace and retains much of the architectural character associated with Leamington Spa's Regency development.

The accommodation is arranged across four principal levels, with an additional basement, and has been sensitively evolved to create a wonderfully distinctive family home. A generous entrance hall introduces the period proportions of the house and leads into two superb reception rooms. The front drawing room is particularly impressive, with high ceilings, painted floorboards, sash windows and an ornate stove, while the adjoining snug provides a relaxed second living space with a further fireplace.

To the rear, the house changes character dramatically. The extended kitchen and dining room is a superb architectural space, juxtaposing the historic fabric of the house with exposed brickwork, painted roof timbers, underfloor heating and extensive overhead glazing. A central island anchors the kitchen, while the adjoining dining area creates a sociable setting for everyday family life and entertaining.

Across the upper floors are four generous bedrooms. The principal bedroom spans the width of the house, with excellent proportions, original character and fitted storage. Two further bedrooms and two bathrooms (both with underfloor heating) complete the first-floor accommodation, while the uppermost floor provides a substantial fourth double bedroom.

Below the house is an unconverted cellar offering valuable storage. Outside, the west-facing rear garden provides a private town-centre retreat, with a raised terrace and established planting. Pedestrian access leads onto New Brook Street, where a substantial private garage provides secure off-street parking – an exceptional asset in such a central location.

Viewing is highly recommended to appreciate the scale, individuality and position of this remarkable Leamington Spa home.







Material Information:
 Council Tax: Band E
 Local Authority: Warwick District Council
 Broadband: Superfast Broadband Available (Checked on Ofcom Sept 26)
 Mobile Coverage: Limited Coverage (Checked on Ofcom Sept 26)
 Heating: Gas Central
 Listed: Grade II Listed
 Tenure: Freehold

Total: 2,278 sq. FT, 211.6 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

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