



Grove Street, Leamington Spa
Offers Over £800,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is pleased to present to the market this iconic, four bedroom, two bathroom, Grade II listed, Regency townhouse situated on Grove Street in the heart of Leamington Spa.

Offering traditional family living across five floors, this stunning townhouse has been lovingly and carefully renovated to showcase its historic heritage while providing for contemporary living.

****Agents Note:** This property comes with a side access but no garden.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom Aug 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom Aug 25)

Heating: Gas Central

Listed: Grade II Listed

Tenure: Freehold













The Finer Details

Grove Street is an imposing and elegant four-bedroom, two-bathroom, Grade II listed Regency townhouse, enviably positioned in the heart of Leamington Spa on one of its most sought-after addresses.

With accommodation arranged over five floors and extending to approximately 1,974 sq ft, this beautiful home offers a rare opportunity to enjoy the charm of Regency architecture combined with well-considered modern touches, all within a short stroll of the town's renowned parks, gardens, and vibrant shopping and dining scene.

Upon arrival, guests are welcomed by a spacious tiled entrance hallway, which sets the tone for the home's sense of proportion and grace. The hall gives way to the principal reception rooms of the ground floor, beginning with the refined sitting room to the front. Here, tall Regency ceilings, a handsome original fireplace, and classic sash windows combine to create a space of light and elegance. Across the hall, the dining room exudes warmth with its original fireplace and rich wooden flooring—perfect for hosting dinner parties or family gatherings. To the rear of this level, a practical utility area provides discreet storage for coats, shoes, and everyday essentials.

From the main hallway, stairs lead down to the lower ground floor, where an external side door, set partway along the stairwell, opens to a side alleyway—ideal for bin storage and convenient access. At the heart of this level is the kitchen, a truly characterful space that blends period charm with modern practicality. Partially tanked by the current owners, it features timeless flagstone flooring, the original Victorian range cooker, and premium SMEG appliances. Beyond the kitchen lies a generous utility room and adjoining pantry, offering excellent storage and preparation space.

Returning to the central staircase, the half landing is home to a beautifully decorated shower room, finished with elegant attention to detail.

The first floor continues the home's sense of grandeur. To the front, the formal drawing room impresses with its full-height double sash windows, open fireplace, and abundance of light, making it equally suited as a gracious reception space or an opulent master bedroom. A further double bedroom on this floor features a central Victorian fireplace and generous proportions.

Ascending to the second floor, the principal bedroom enjoys iconic Leamington Spa views from its sash windows and has been thoughtfully decorated with striking wallpaper to create a room of warmth and individuality. On the same level, the spacious family bathroom features a bath with shower over, basin, and WC, all set against the charm of wood effect Amtico flooring.

The third floor completes the accommodation with two additional bedrooms. One is a well-sized double, while the other is currently arranged as a study—ideal for home working or as a guest room.

Grove Street offers the rare combination of architectural heritage, flexible living space, and an enviable central location—perfect for those seeking Regency elegance at the heart of Leamington Spa.

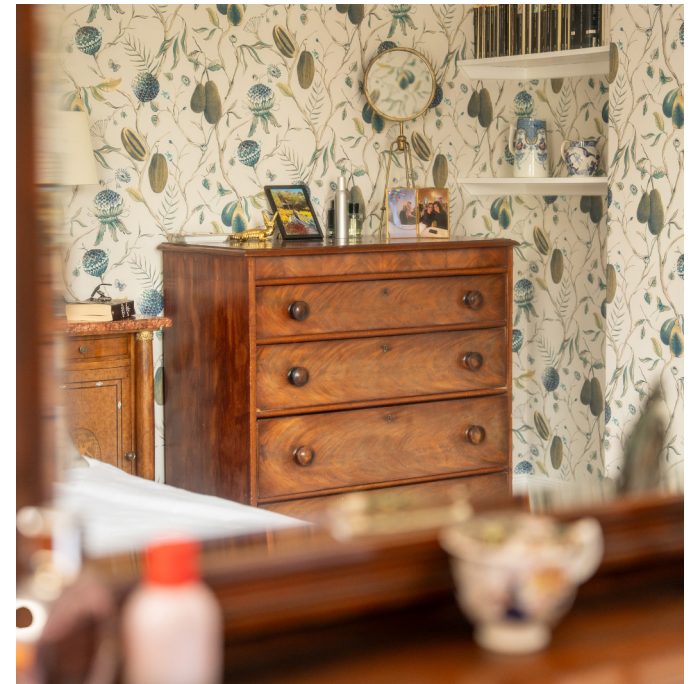














About the Area

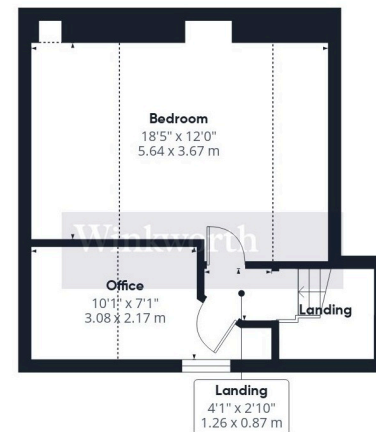
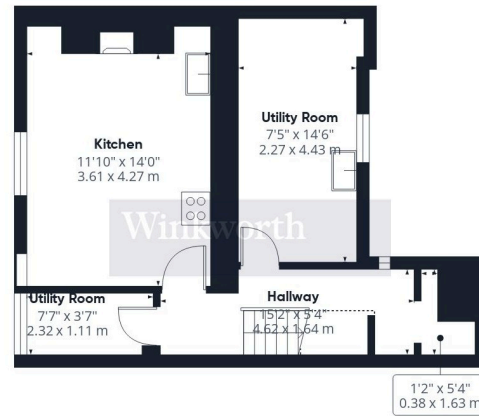
Flagged by 19th century classical and Gothic revival villas, Russell Terrace is conveniently located a short walk from the Parade (0.5 miles) and the centre of Leamington Spa with its array of restaurants, bars and shops. Leamington Spa is famous for its gardens and the popular Jephson Gardens (0.4 miles), Pump Room Gardens (0.4 miles) and Newbold Comyn (0.8 miles) are all within a short distance of Russell Terrace.

Leamington Spa has a good range of primary and secondary, state and private schools, many of which are within close proximity of Russell Terrace. The popular Warwick School (2.1 miles), Myton School (1.9 miles), Arnold Lodge (1.2 miles) and Kingsley School (1.3 miles) are all within a short drive, while Rugby School (14.8 miles) and Princethorpe College (8.3 miles) are sought after local boarding options.

Leamington Spa has fantastic local and national transport links. Leamington Spa Train Station is a short walk (0.5 miles) from Russell Terrace and provides a direct service to London Marylebone (1 hour 20 minutes) and Birmingham Train terminals (33 minutes). The motorway network is accessed via multiple junctions of the M40, while Birmingham International Airport is a 35 minute drive and offers national and international destinations.







(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1964 ft²
182.4 m²

Reduced headroom
..... Below 5 ft/1.5 m


Reduced headroom

154 ft²
14.3 m²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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