



Shylock Grove, Heathcote, CV34
£475,000

Winkworth

for every step...





About the Property

Winkworth Leamington Spa is pleased to present to the market this four bedroom, detached family home, set on a quiet cul-de-sac in Heathcote, a short distance from the centre of Leamington Spa (2.4 miles).

Having been lovingly re-decorated and maintained by the current owners, this beautiful family home offers contemporary living with accommodation extending to approximately 1279 sq ft.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Mar 2025)

Mobile Coverage: Likely/Limited Coverage Heating: Gas Central Heating

Listed: No

Tenure: Freehold





The Finer Details

Upon entering, a spacious hallway welcomes you, featuring a staircase leading to the first floor and providing access to the ground-floor living areas and an adjoining garage.

To the front of the house, you'll find a formal dining room with four large windows that overlook the picturesque front garden. Prospective buyers may consider opening up this room into the adjacent kitchen to create a modern, open-plan kitchen-diner with triple-aspect windows.

The U-shaped kitchen is bright and airy, with windows that provide natural light and views of the rear garden. It's equipped with gas hobs, double tower ovens, and a range of freestanding appliances, including a dishwasher, washing machine, and fridge. A side door offers convenient access to the rear garden and terrace.

At the rear of the property, the generous sitting room is perfect for entertaining. It features a central gas-effect fire-place and large sliding doors that open to the rear garden and lawn.

The attached garage, accessible from the hallway, contains the property's boiler and offers useful internal access.

On the first floor, a spacious landing provides access to the four bedrooms and the family bathroom.

The master bedroom, which enjoys a front aspect, is bathed in natural light from large windows. It includes full-width built-in wardrobes for ample storage, as well as a contemporary en-suite shower room. Additionally, there are two further double bedrooms, a smaller single bedroom, and a family bathroom featuring a freestanding basin, WC, and a bath with an overhead shower.

Externally, Shylock Grove boasts a beautiful, mature rear garden, with a small patio area, a lush lawn, and a variety of trees, flowers, and shrubs. A side alleyway offers bin access to the front of the property, where you'll find an additional lawned garden with attractive border plants. The property also benefits from off-street parking for two vehicles on the driveway, as well as the attached garage.

















About the Area

Shylock Grove is ideally located in the heart of the highly sought-after Heathcote area, offering easy access to the shops, restaurants, and schools of both Warwick (2.7 miles) and Leamington Spa (2.4 miles).

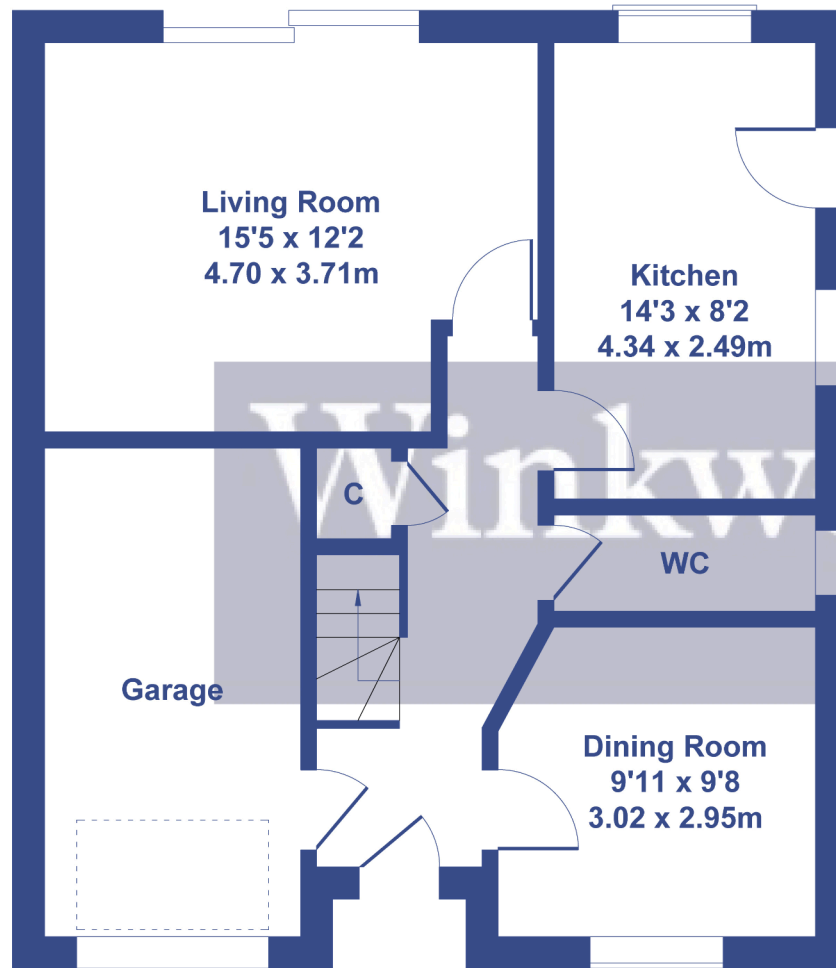
A range of popular state and private primary and secondary schools are within a short drive of Shylock Grove. Heathcote Primary School (0.7 miles) and Oakley School (0.7 miles) are within walking distance, while Myton School (2.7 miles) and Warwick School (2.5 miles) are just a short drive away.

For commuters, Leamington Spa Train Station (2 miles) and Warwick Train Station (2.9 miles) offer direct services to London Marylebone (1 hour 23 minutes) and Birmingham (33 minutes). The motorway network is easily accessible via several junctions of the M40, providing convenient routes to London and the wider West Midlands.

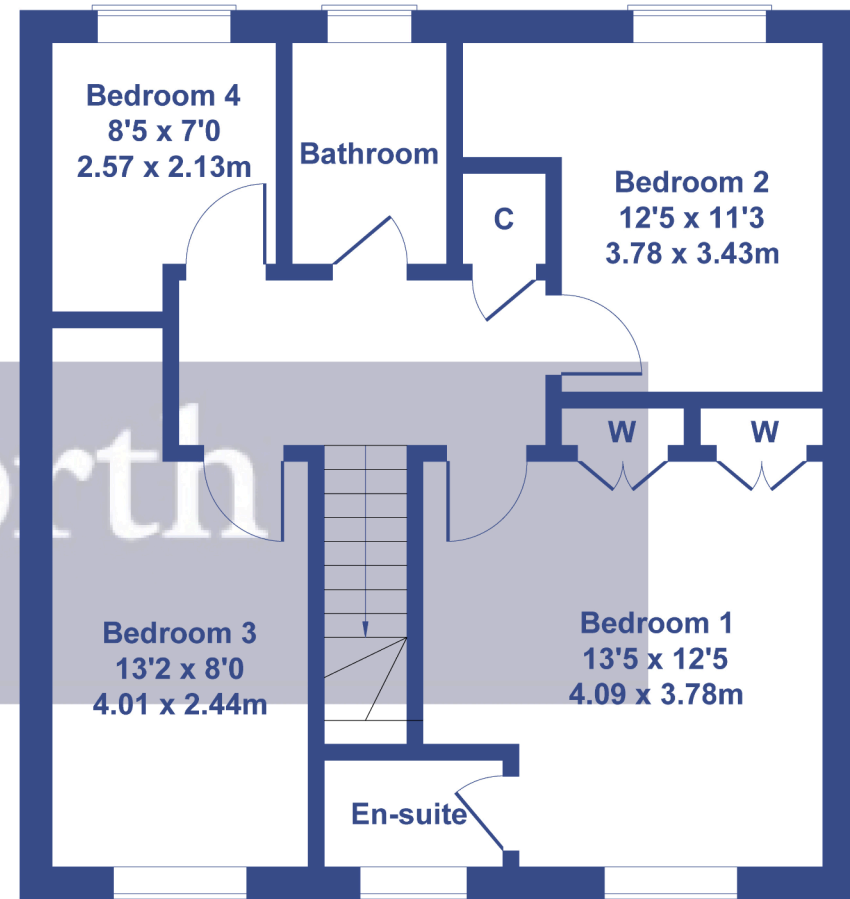


Shylock Grove

Approximate Gross Internal Area
1279 sq ft - 119 sq m



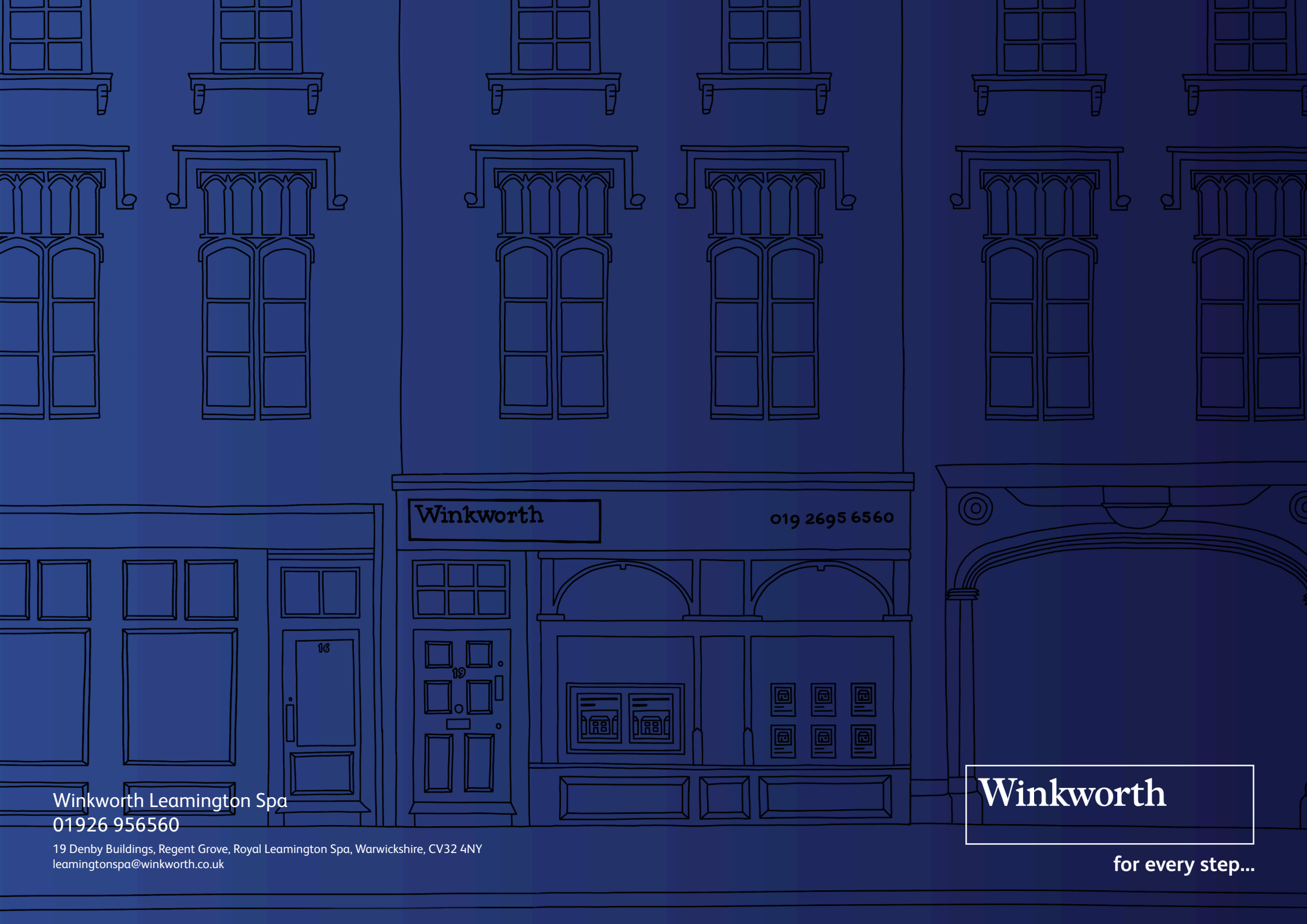
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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