



9 Eastnor Grove
Leamington Spa | Warwickshire | CV31 1LD

9 EASTNOR GROVE



A rare opportunity to acquire a beautiful and substantial detached Victorian villa set in a quiet no through grove within walking distance to the town centre and the train station. This wonderful home offers over 5,000 sq ft of flexible living space incorporating several bedrooms set over three floors. Eastnor Grove occupies a generous plot of approximately a third of an acre, with a fabulous garden featuring a pool and in and out driveway providing parking for a dozen vehicles. There is excellent scope to extend and develop subject to planning permission.



KEY FEATURES

Ground Floor

Stepping across a large gravel driveway and under a lovely carved canopy porch you are given access to the spacious entrance hall which leads through to the ground floor accommodation. To the right is a good-sized drawing room holding an abundance of period features including deep skirting, ornate cornicing, marble fireplace and bay window with wooden panelling & shutters. Continuing down the hallway you have a generous dining room with bay window looking out to the front, the main feature is an amazing wooden carved fireplace. As you head towards the rear of the ground floor you will find more flexible and generous living space.

To the left is a sitting room which gives access to a fantastic kitchen dining room, holding central island with granite worktop, Shaker style units and Belfast double sink. There are French doors that open out onto the rear garden and an internal door into the laundry room which then gives access to the front drive.

The sitting room also gives access to a garden room where you can step out into the wonderful rear garden. Off the garden room is a spacious family room with French doors into the rear garden. Continuing back towards the hallway is a music room which holds a study area and at the end of the entrance hall is a bathroom holding a toilet, sink, and shower cubicle.

Lower ground floor

Next to the bathroom are steps down to a lower ground floor; a good sized three chambered cellar which has been tanked and dug down to provide over six foot of headspace.













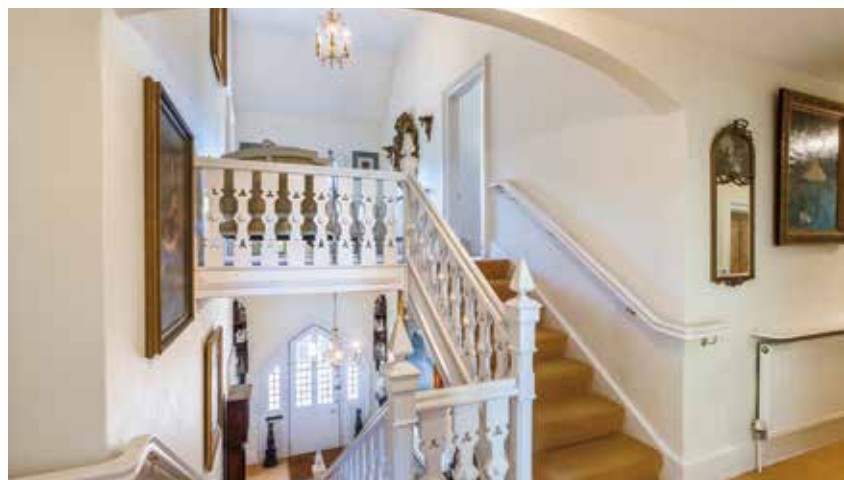
First Floor

A fabulous wooden carved staircase rises to the first-floor bedroom accommodation where you are greeted by a spacious galleried landing.

Bedrooms two and three are at the front of the property, both provide ensuite bathrooms incorporating double shower cubicles, sink, and toilet.

To the rear of the first floor is a good-sized family bathroom holding bath, sink, and toilet, and bedroom four which comfortably holds a double bed.

The highlight of the first floor is an amazing main bedroom with ensuite holding shower, sink, and toilet, with a connecting dressing room which can be accessed from the landing separately so it could easily become a seventh bedroom. From the dressing room you can access a fabulous roof terrace, perfect for relaxing on those warmer days.













Second floor

The second floor is superb and has many options, currently offering bedrooms five and six which are both doubles. There is a fitted kitchen, separate living room and bathroom offering bath, sink, and toilet.



Outside

The generous and stunning outside space certainly equal this charming home. To the front is a gated in and out driveway, a large garden to the rear which is mainly laid to lawn. The rear garden offers a heated pool with terrace and pool room incorporating shower and toilet.

There is a lovely pergola and various patio areas and plenty of scope to have a good-sized garden room, home office, gym, or something more substantial STPP.







LOCATION

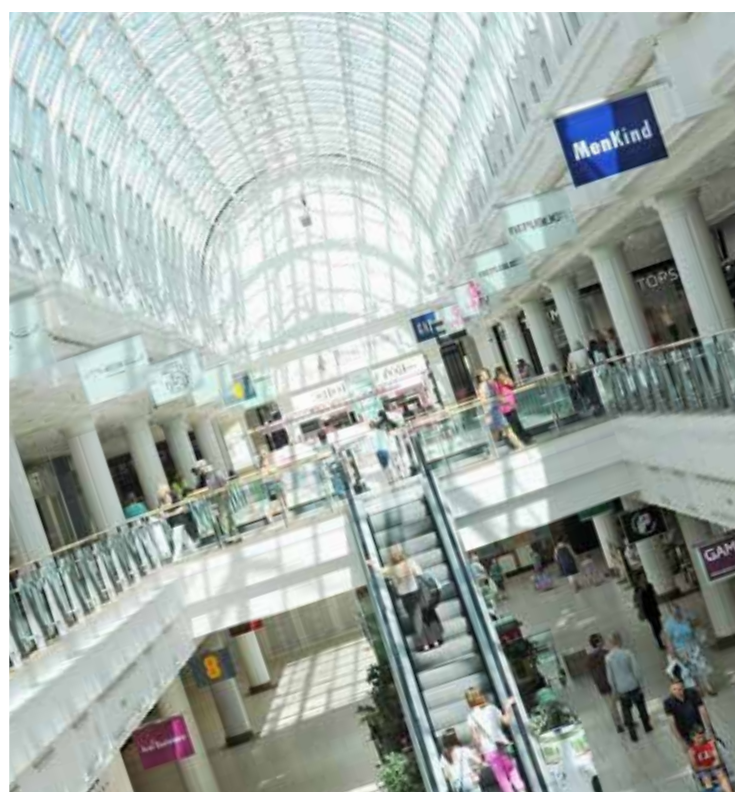
Eastnor Grove is a real hidden gem, these beautiful detached houses are located conveniently close to local amenities, walking distance to the town centre and train station yet also close to the Newbold Comyn park & Nature reserve and open Countryside.

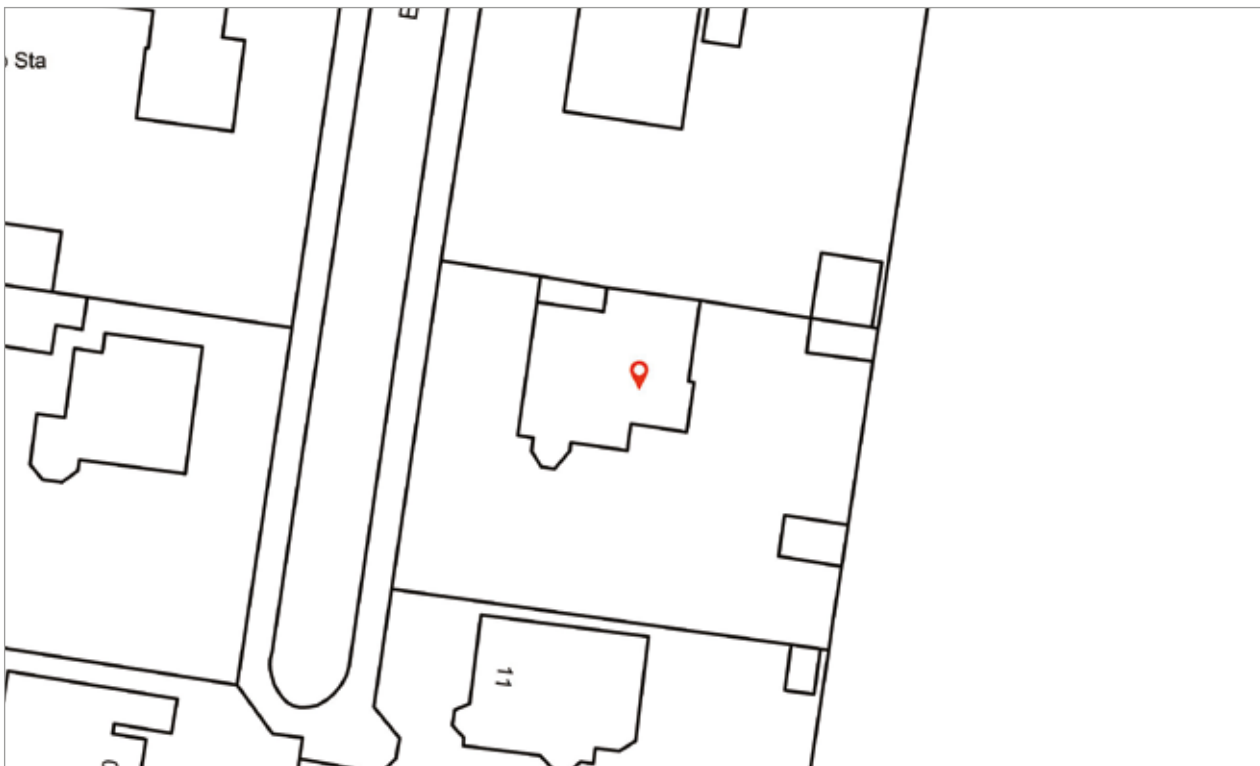
In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks and surrounding countryside.

After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors.

The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room Gardens, Mill Gardens, The Dell and Newbold Comyn.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London in just over an hour and Birmingham in twenty six minutes.





Services

We believe the property is connected to mains gas, electricity, water & drainage.

Notes

The property is situated in a conservation area.

Local Authority

Warwick District Council

Council Tax Band: G

Tenure

Freehold

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

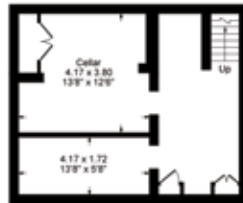
For more information visit www.fineandcountry.com/uk/Leamington-Spa

Directions

Proceed north on the Parade. At the top left onto Clarendon Avenue and continue past Clarendon square and turn right onto the A452. Continue the A452 and take your second right going straight over the mini roundabout onto Northumberland Road, continue and Number 11 is found on the left hand side.

£1,900,000





Lower Ground Floor

Approximate Gross Internal Area = 492.19 sq m / 5298 sq ft
 Outbuilding = 18.90 sq m / 203 sq ft
 Total Area = 511.09 sq m / 5501 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor

First Floor

Second Floor





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JAMES PRATT ASSOCIATE ESTATE AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine & Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine & Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine & Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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