



Westfields

14 Bamburgh Grove | Leamington Spa | Warwickshire | CV32 6RL

FINE & COUNTRY

# STEP INSIDE

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Bamburgh Grove is a splendid detached family home situated in a sought-after quiet cul-de-sac in a prime North Leamington location, off Northumberland Road. This four bedroom property offers spacious and flexible living accommodation as well as a double garage with large driveway and a beautifully landscaped garden with open views of the surrounding countryside.

## Ground floor

A spacious hallway leads through to the large kitchen/dining room, a perfect space for entertaining with plenty of space for a dining table and a large central island. Double doors lead through to the generously sized garden room beyond with doors opening out onto the patio and garden. A separate utility room with sink houses the washing machine and tumble dryer with a back door leading to the garden. Leading off the hallway a triple aspect lounge, with bay window to the front and feature gas fireplace also opens out into the garden room.

A discreetly integrated Stiltz lift, provides access to the main bedroom above. Another room off the hallway at the front of the house provides a great space for a home office or play room. A guest w.c. with a wash-hand basin completes the downstairs accommodation.









### First floor

Stairs lead up to a generously sized landing giving access to four bedrooms and two bathrooms. The Stiltz lift arrives at the main bedroom, a large room with built in wardrobes and a spacious ensuite bathroom with walk in shower, built double vanity unit and w.c. The family bathroom has a bath with shower over, a wash hand basin and w.c. Three further bedrooms complete the upstairs accommodation.







### Outside

The property has a beautifully maintained landscaped garden to the rear with a large pond and views over open countryside. A covered veranda on the patio with a glass roof offers a place to sit outside in all weathers. There is also a greenhouse, and at the bottom of the garden a private seating area, the perfect place to enjoy the sunsets over the fields. To the front, the property benefits from a double garage with access to the rear garden and a large driveway with parking for 4 vehicles.





# LOCATION

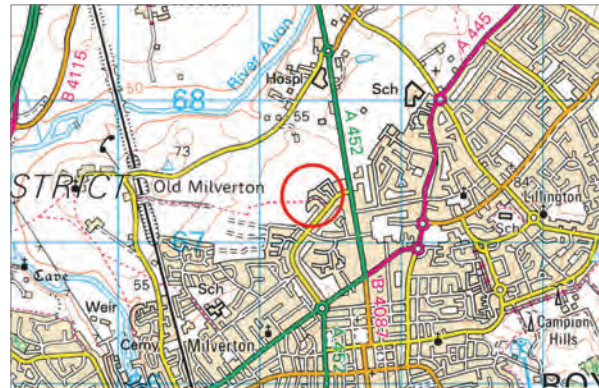
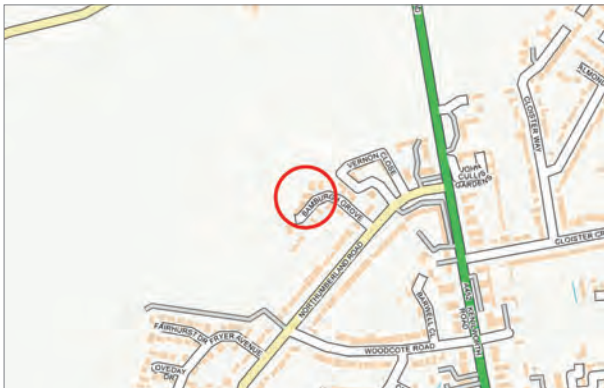
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In March 2023 the historic town of Leamington Spa was once again listed as one of the top ten best places to live in the UK by the Times national newspaper. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, 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. Birmingham International Airport is less than 20 miles away.







### Services, Utilities & Property Information

Mains water, electricity and drainage are understood to be connected to the property. The property has gas fired central heating. Outside CCTV installed.

Mobile Phone Coverage: 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband Availability: FTTC Superfast broadband speed is available in the area, with predicted highest available download speed of 79 Mbps and highest available upload speed 20 Mbps – we advise you to check with your provider.

Tenure: Freehold.

### Directions

Postcode: CV32 6RL

### Local Authority

Name: Warwick District Council

Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 01926 455950

### Website

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)



**APPROXIMATE GROSS INTERNAL FLOOR AREA:**

House: 200 sq m (2,153 sq ft)  
 Garage: 29 sq m (308 sq ft)  
 Total: 229 sq m (2,461 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guide price £950,000

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 18.05.2024





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