



14 The Grange Mews
Beverley Road | Leamington Spa | Warwickshire | CV32 6PX

STEP INSIDE

14 The Grange Mews

Number 14 The Grange Mews is an immaculately presented four-bedroom family home, that forms part of a 19th century manor house, originally built in 1846 by the Duke of Northumberland. It is arranged over four floors with a south facing, recently landscaped garden, driveway parking and double garage. Located in an incredibly sought after area of Leamington Spa within walking distance to the town.

Ground Floor

Steps lead up to the front door that opens into a reception porch with a glass panelled door that opens into the hall. From here the stairs rise to the upper floors and lead to the kitchen/breakfast and living room. The kitchen/breakfast room is fully fitted with a range of gloss finished wall and base units, integrated Neff appliances including: steam oven, microwave, dishwasher, fridge and freezer, complemented by quartz worktops. The living room to the rear is a wonderful room with French doors heading out onto the rear courtyard garden. There is also a wonderful retro style Dovre wood burning stove.

Lower Ground Floor

Stairs go down to the fully tanked basement utility room with ample storage, space and plumbing for a washing machine and dryer, small wine chiller fridge and beautifully styled wc. There is access out to the driveway from this level.

First Floor

Off the landing, doors lead to a generous sized master bedroom to the rear having plenty of built-in wardrobe storage. There is a stunning fully tiled bathroom with Villeroy and Boch sanitary ware and a further room currently used as a snug room and occasional fourth bedroom that is fitted with plenty of cupboard storage and book shelving.

Second Floor

To the second floor there are a further two good sized double bedrooms and a beautifully finished tiled shower room.













Outside

The driveway to the side of the property allows parking for one car in front of a double garage with electric door. The wall enclosed rear courtyard garden with side gate has been beautifully landscaped.

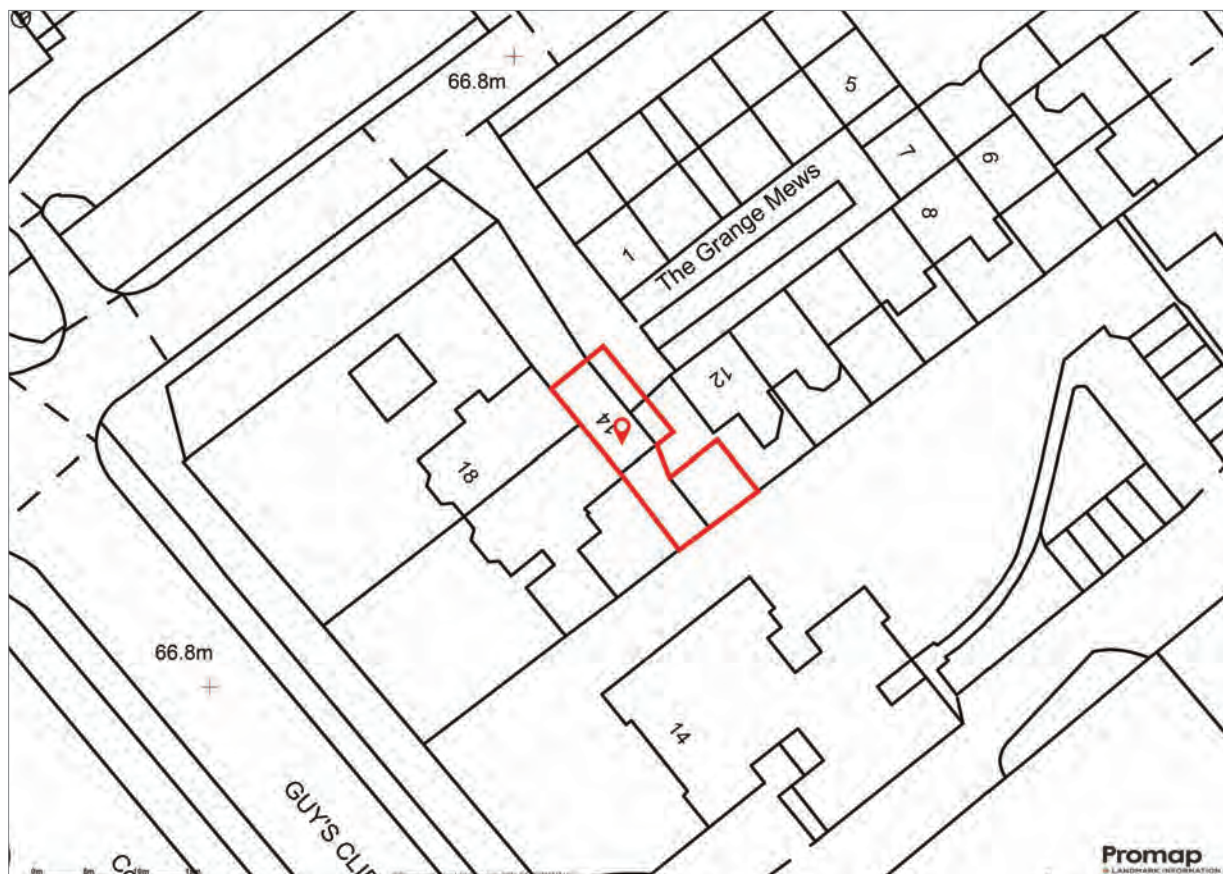




LOCATION

Beverley Road is a highly sought after address in Royal Leamington Spa, a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. Beverley Road is within easy walking distance of a great choice of high street and boutique shops, restaurants, cafes and bars, offering a unique shopping, dining and cultural experience. The river Leam runs through the town, and with its stunning architecture, tree-lined avenues, squares, parks and gardens, Leamington has become a very popular place to live. Just a short walk away is Leamington railway station with fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.





Services and property information

Utilities - The property is understood to have mains water, drainage, electricity and the central heating is gas.

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

Broadband Availability – FTTC Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider.

Local Authority - Warwick District Council

Tenure: Freehold | EPC: C | Tax Band: F

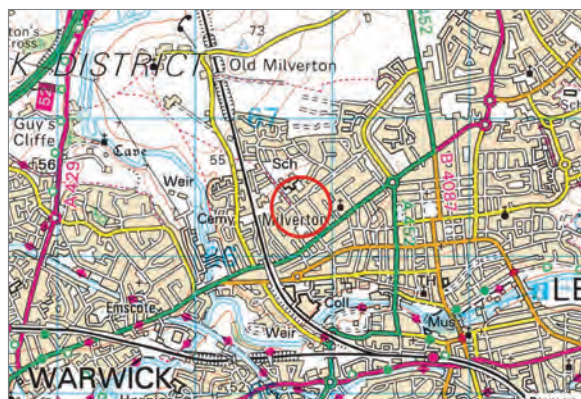
Directions - Postcode: CV32 6PX / what3words: ///lime.then.oils

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>



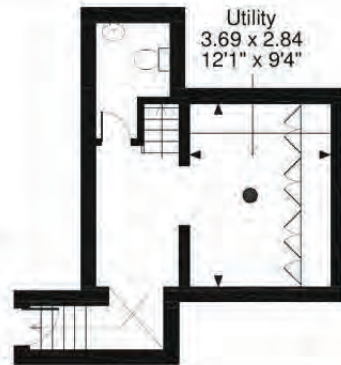
The Grange Mews, Beverley Road, Leamington Spa

Approximate Gross Internal Area

Main House = 1581 Sq Ft/147 Sq M

Garage = 323 Sq Ft/30 Sq M

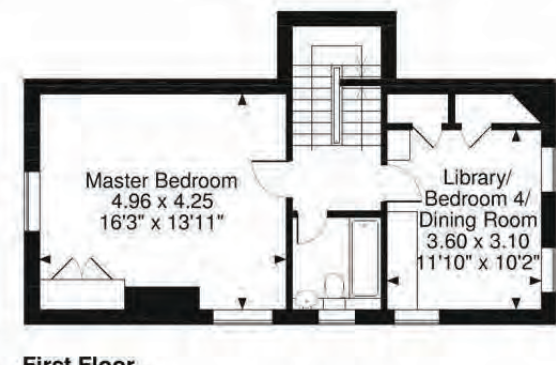
Total = 1904 Sq Ft/177 Sq M



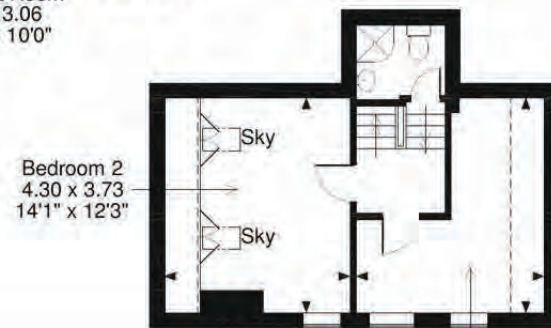
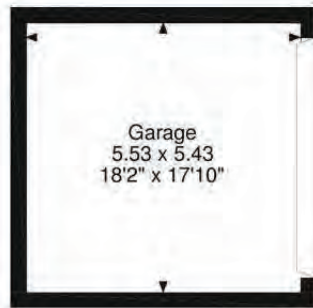
Basement



Ground Floor



First Floor



Second Floor

Bedroom 3
4.32 x 3.78
14'2" x 12'5"
(Maximum)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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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. 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 07.10.2024





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