



1 Eastnor Grove
Leamington Spa | Warwickshire | CV31 1LD

STEP INSIDE

1 Eastnor Grove

This beautifully restored early Victorian home has been renovated to the highest of standards combining period features with modern luxury. Set over three floors, this fantastic home offers, two reception rooms, five bedrooms, two bathrooms, a home office, a kitchen/dining room, a cellar, garage and a south facing walled garden all just a short walk from The Parade and train station.

Ground Floor

The inviting, tiled hallway gives a glimpse of the period features and luxury finishes on offer throughout the house with high ceilings, deep skirting boards and elegant coving. Double doors to the left of the entrance hall leads to two reception rooms with herringbone oak parquet flooring. Both of these rooms are flooded with natural light from large sash windows and are divided by double doors which can be opened to join the spaces. The sitting room at the rear also benefits from a wood burning stove making this an ideal space for cosy winter nights or when joined with the front reception room a fantastic space for entertaining friends and family.

To the right of the entrance hall is the spectacular kitchen and dining room which has been refitted and extended to create a fantastic space that is flooded with light from the striking architectural oriel bay window and large Crittall style sliding doors.

The shaker style handleless kitchen compliments the space perfectly and features a large central island with breakfast bar seating, and all the integrated appliances you would expect from a modern-day family kitchen including Neff dishwasher, fridge/freezer, two ovens, a heating draw, a wine fridge and a gas hob.

The ground floor also benefits from a conveniently located utility room with space for a washing machine and dryer and a downstairs w/c.

Lower Ground Floor

Stairs from the entrance hall lead down to a large cellar which is ideal for storage or could be converted, subject to planning permission.

First Floor

Stairs from the entrance hall lead to three double bedrooms and two bathrooms on the first floor.

The principal suite consists of a generous sized double bedroom and a recently refurbished en-suite with large walk in rain shower. There are two further generous sized double bedrooms, and a smaller room which is currently used as a home office but could be used as a nursery. The large family bathroom is well-appointed with a separate shower and freestanding roll top bath.

Second Floor

Two further good sized double bedrooms are located on the second floor both with built-in eaves storage, perfect for teenagers or as guest accommodation













Outside

The private, secure south facing walled garden can be accessed from the kitchen and also provides access via a gate to the single garage and off-street parking. There's also a separate lawned front garden bordered by mature hedging which also has planning permission to build a wall to the front of it.



LOCATION

Eastnor Grove is a hidden gem in Leamington Spa, conveniently located close to local amenities, within walking distance of the town centre, the Parade and the train station yet also close to 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, Utilities & Property Information

Utilities - The property is believed to be connected to mains electricity, water, drainage and gas central heating with a zoned nest heating and hot water system and nest security system.

Mobile Phone Coverage - 4G and 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 provider

Freehold | Council Tax Band: F | EPC - D

Local Authority: Warwick District Council

Directions

Postcode: CV31 1LD / what3words: ///traded.indeed.begins

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103



Website

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

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

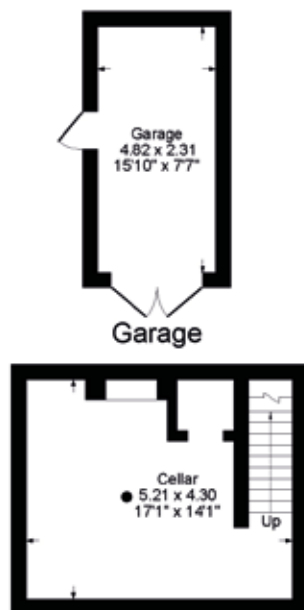
Sunday - By appointment only

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



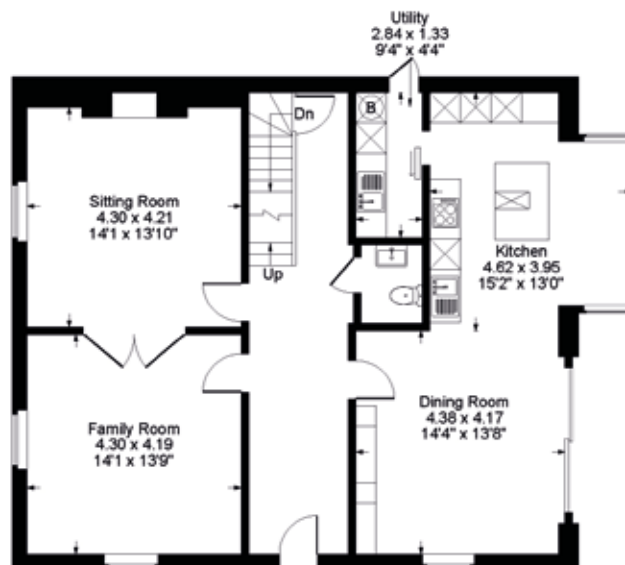
Approximate Gross Internal Area
 Cellar = 22.40 sq m / 241 sq ft
 Ground Floor = 98.16 sq m / 1057 sq ft
 First Floor = 93.17 sq m / 1003 sq ft
 Second Floor = 52.06 sq m / 560 sq ft
 Garage = 11.13 sq m / 120 sq ft
 Total Area = 276.92 sq m / 2981 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

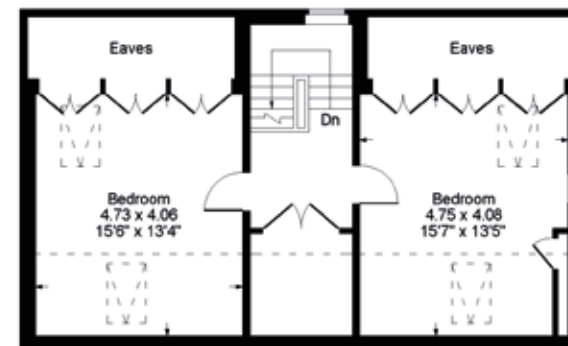


Cellar

Denotes restricted head height



Ground Floor



Second Floor



First Floor



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 © 2025 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 07.08.2025





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follow Fine & Country Leamington Spa on



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