



**4 Bedroom House - Townhouse**  
**located on Grove Street,**  
**Leamington Spa**  
**£925,000**

**UP Estates**





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**\*\* No Forward Chain - Renovated Since 2021 Purchase - Four Double Bedrooms, Four Reception Rooms (Including Cinema & Games Room) - Prime Central Leamington Spa Location\*\*** This is an exceptional opportunity to purchase a recently renovated 1890's Victorian residence in the heart of Leamington Spa, with no forward chain! Having been vacant for over 40 years, the current owner purchased this home in 2021, extensively renovating and restoring this family home whilst keeping many of it's original features. Viewing is essential to appreciate this property which very briefly comprises; entrance hallway, living room, dining room, WC, Living Kitchen/Breakfast room which leads to the courtyard garden boasting brick built store. Below the property, the converted basement hosts two versatile rooms (games room & home cinema), the first floor landing hosts a music space/study area with doors leading to two spacious double bedrooms and the family bath & shower room. On the second floor there are two further double bedrooms with jack & jill ensuite shower room. The loft space is fully boarded with power/light and skylight for ample storage.

#### LOCATION

This fantastic property is located a stones throw from the array of amenities Leamington Spa has to offer. The Royal Pump Rooms, Jephson Gardens & The Parade including all of Leamington Spa's best retail & hospitality are all within an easy five minute walk.

This property is perfectly situated for sporting and recreational facilities with Leamington Squash and Tennis Club in Guy's Cliffe Avenue, the Leamington Tennis Court Club in Bedford Street, golf at Stoneleigh and The Warwickshire Golf and Country Club and racing at Warwick and Stratford-upon-Avon.

#### Schooling -

There is a fantastic range of state, private and grammar schools in the area to suit most requirements. Stratford-upon-Avon offers local grammar schools, with independent schools including Warwick School, Kings High School for Girls and Warwick Prep in Warwick, The Kingsley School and Arnold Lodge in Leamington Spa, The Croft Prep School near Stratford-upon-Avon and Princethorpe College.

#### Commuting -

The property is ideally situated for the commuter, with the A46 1.5 miles away, providing easy access to the M40 (J15). There is an excellent rail service from Leamington Spa station (10 MINUTE WALK) and Warwick Parkway with trains to London Marylebone, Birmingham, Oxford & Manchester.

#### FRONT ASPECT

An imposing bay fronted 1890's townhouse in the heart of Leamington Spa, with steps leading to the storm porch and door to entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with beautiful stained glass panels designed by the current owner, herringbone flooring, with stairs ascending to the first floor, doors leading to accommodation.

#### LIVING ROOM

With large bay stained glass secondary glazed sash window, herringbone flooring, original feature fireplace and gas central heated modern adjacent radiator.

#### DINING ROOM

With large secondary glazed sash window, herringbone flooring, original feature fireplace and gas central heated modern adjacent radiator.

#### WC

With low level WC, wall mounted hand wash basin and window.

£925,000

- No Forward Chain
- Renovated Since 2021 Purchase
- Original Features, Characterful Yet Modern Throughout
- Four Reception Rooms (Inclusive Of Home Cinema & Games Room!)
- Four Sizable Double Bedrooms
- Prime Central Leamington Spa Location
- Rear Vehicular Access With Electric Car Charge Point
- CCTV & Alarms Throughout





**LIVING KITCHEN BREAKFAST ROOM**

A stunning, high spec living kitchen breakfast room, fully remodelled (originally scullery, kitchen and breakfast room), boasting a matching range of wall and base mounted units. Kardean tile effect flooring with underfloor heating, three ovens, integral coffee machine, boiling water tap, induction hob, dishwasher, washer dryer, and breakfast bar. There is also ample space for furnishings in this bright room as a result of large skylight, and impressive crittall floor to ceiling doors allowing access to the rear aspect.

**COURTYARD GARDEN**

Low maintenance private garden, with walled boundary, planter along the boundary, brick built store hosting power/light with its own consumer unit and gate to rear vehicular access with electric car charge point. The brick store also has a green eco roof!

**LOWER GROUND HALL**

Stone stairs descent to the basement, with large storage cupboard housing the new gas central heating boiler and 300L pressurised water bank.

**CINEMA ROOM**

This complete blackout cinema room has setup for rear projector, multi-colour LED smart control lighting and gas central heated modern adjacent radiator.

**GAMES ROOM**

With space for bar area, bay, modern central heated radiator and ample space for furnishings.

**LANDING ONE**

With beautiful runner and stair clips, stairs ascending and descending to two floors, and doors leading to accommodation.

**MUSIC/STUDY AREA**

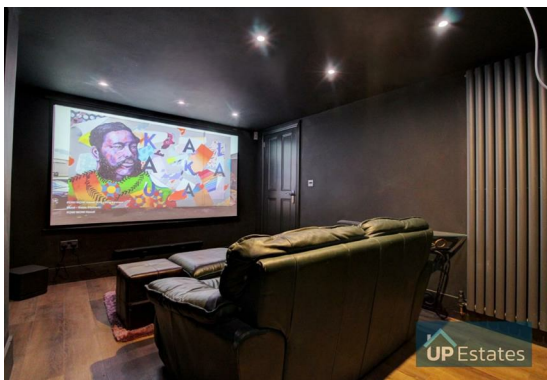
A fantastic use of space, currently utilised as a music area this would make an ideal home office space, with modern adjacent central heated radiator and two secondary glazed windows.

**FAMILY BATH & SHOWER ROOM**

Spacious family bath & shower room, being tiled throughout, hosting hand wash basin mounted in vanity unit, standalone bathtub, underfloor heating, towel rail, walk in shower cubicle with waterfall shower, & sash window.

**BEDROOM ONE**

A spacious double bedroom with feature fireplace, central heated modern adjacent radiator, & secondary glazed large bay sash window.







**BEDROOM TWO**

A spacious double bedroom with feature fireplace, central heated modern adjacent radiator, & secondary glazed sash window.

**LANDING TWO**

With beautiful runner and stair clips, secondary glazed sash window allowing plentiful natural light. With doors to accommodation and access to the large loft with wide hatch, which is boarded with light/power and skylight,

**BEDROOM THREE**

A spacious double bedroom with feature fireplace, central heated modern adjacent radiator, secondary glazed sash window and door to Jack & Jill ensuite.

**BEDROOM FOUR**

A spacious double bedroom with feature fireplace, central heated modern adjacent radiator, secondary glazed sash window and door to Jack & Jill ensuite.

**JACK & JILL ENSUITE**

With doors to two bedrooms, walk in shower cubicle, hand wash basin mounted in vanity unit, central heated towel rail, wall mounted light mirror, & low level WC.

**OWNERS COMMENTS**

This is my favourite project home to date, Abingdon House (not sure where it originates) was built in the 1890s, I bought in April 2021 and the house had not been lived in for 40 years, so it had retained all its original features, apart from 1 fireplace surround in the front room. Luckily, this has been sourced from the original owner and reinstated.

Further notes on improvements carried out:

- All skirting boards are stone.
- All walls replastered with original cornices.
- Original stairs, high ceilings and feature fireplaces in all rooms.
- All original sash windows, and original coloured glass.
- Blinds to all windows, with secondary Perspex glazing.
- Cat5e to bedrooms and main rooms.
- Fibre to house, currently with Virgin. Gigabit Internet.
- All external drains replaced.
- Water supply changed from old lead to new plastic, completed by Severn Trent on the lead replacement scheme.
- Fully rewired with ample sockets in all rooms. Sockets available in some rooms for TVs, also having cat5e.
- Top two floors have separate heating controls.
- All ceilings reboarded and skimmed, keeping shadow gaps to cornicing.
- All pipes & electrics hidden into walls.
- Powered smoke alarms and sensors.
- All original doors.
- Water pump and alarm in cellar to sump.
- Air ventilation to cellar from under main steps to house.

**IMPORTANT NOTE TO PURCHASERS**

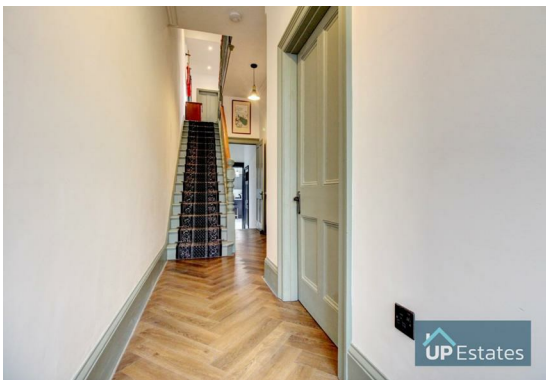
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







Grove Street, Leamington Spa





Total Area: 231.4 m<sup>2</sup> ... 2490 ft<sup>2</sup> (excluding loft (boarded with power & light), store)

All measurements are approximate and for display purposes only

## CONTACT

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