

**ehB**  
RESIDENTIAL

Your Property - Our Business



14 The Grange Mews, Beverley Road, Leamington Spa



An outstanding opportunity to acquire a beautifully presented semi-detached period residence, providing well proportioned four bedroomed accommodation arranged over four floors, sympathetically modernised to retain much of the property's original features, in this highly regarded North Leamington Spa location. NO CHAIN.

#### [The Grange Mews](#)

Is a small development located just off Beverley Road, which is a highly regarded North Leamington Spa residential location, conveniently sited for easy access to the town centre and a good range of local facilities and amenities including well regarded local schools, shops available on Rugby Road and a variety of recreational facilities including well known

local tennis club. This particular location has consistently proved to be extremely popular.

14 The Grange Mews forms part of a 19th Century Manor House, originally constructed in 1846 by the Duke of Northumberland. The property having been skilfully converted and being effectively semi-detached, providing well proportioned, four bedroomed and two bathroomed accommodation, sympathetically modernised to retain much of the character features of the property, incorporated into a noteworthy high level of modern appointment. The basement conversion, impressively fitted kitchen and bathrooms being particularly noteworthy. The property is pleasantly sited within

the development featuring South facing rear garden, double garage and parking, and is presented to an exceptionally high standard throughout. Inspection of this unique property is essential for the level of accommodation, character and standard of appointment to be fully appreciated.

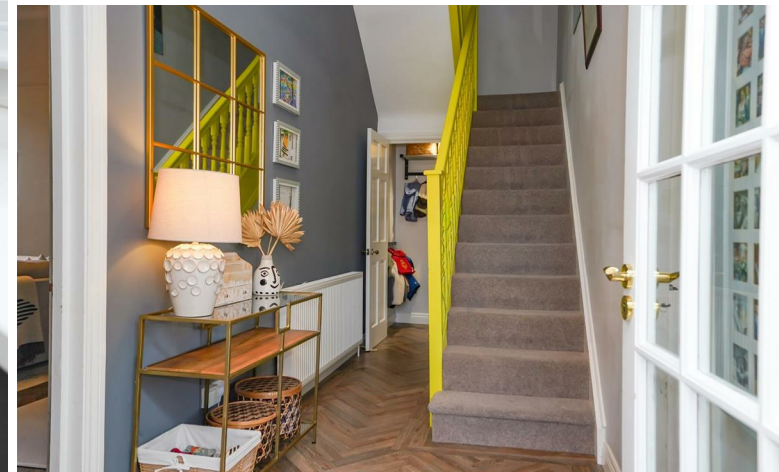
In detail the accommodation comprises:-

#### [Entrance Hall](#)

With timber panelled entrance door, Amtico flooring, radiator, glazed panelled door leading to the...

#### [Reception Hall](#)

With staircase and balustrade off, herringbone pattern Amtico flooring, radiator.



#### Lounge

16'4" x 14'1" (4.98m x 4.29m)

With fireplace recess with wood burner and slate hearth, twin French doors overlooking South facing rear garden, radiator, central ceiling rose, herringbone pattern wood effect flooring, picture rail.

#### Comprehensively Fitted Kitchen

#### Breakfast Kitchen

13'10" x 10' (4.22m x 3.05m)

With matching flooring, extensive range of matching base cupboard and drawer units with granite work surfaces and returns, stainless steel one and a half bowl sink unit with mixer tap, matching range of high level cupboards, built-in

appliances including four ring ceramic hob unit with glazed splashback, extractor hood, tallboy unit incorporating fridge, oven, microwave, dishwasher, freezer, downlighters and extractor fan.

Accessed from the Reception Hall leads to the...

#### Converted Basement

With matching flooring, radiator, downlighters.

#### Cloakroom/WC

With low flush WC with concealed cistern, wash hand basin with mixer tap, tiled splashback, downlighters, radiator.

#### Utility Room

12' x 7'3" plus cupboards (3.66m x 2.21m plus cupboards)

With full width range of built-in utility cupboards incorporating gas fired central heating boiler and programmer, plumbing for automatic washing machine.

#### Stairs and First Floor Landing

With turned balustrade, radiator.

#### Bedroom

10' x 11'10" (3.05m x 3.61m)

With two single built-in wardrobes with hanging rails, shelves, custom built full-height book case/cupboards with radiator, windows to two aspects.



#### Bathroom/WC

5'10" x 6'6" (1.78m x 1.98m)

With white suite comprising panelled bath with shower unit over and glass shower screen, tiled flooring and tiled walls, wash hand basin, mixer tap, low flush WC with concealed cistern, heated towel rail.

#### Bedroom

16'3" x 14' (4.95m x 4.27m)

Having widows to two aspects, two single built-in wardrobes, hanging rails, shelves, radiator.

#### Stairs and Second Floor Landing

With turned balustrade.

#### Bedroom

10' x 14' (3.05m x 4.27m)

With radiator, windows to two aspects, Velux window, two double built-in wardrobes into eaves, access to roof space.

#### Bedroom

14' x 11'8" (4.27m x 3.56m)

With radiator.

#### Mezzanine Landing

Leads to...

#### Shower Room/WC

4'9" x 5'6" (1.45m x 1.68m)

With quadrant tiled shower cubicle, integrated shower unit, wash hand basin, low flush WC, being fully tiled.

#### Outside (Front)

With tarmac drive, parking leads to the block paved drive and...

#### Detached Garage

18' x 18' (5.49m x 5.49m)

With up-and-over door, electric, light, power point and pedestrian access to the...

#### Outside (Rear)

With South facing rear garden, with synthetic shaped lawn, patio with raised flower beds, and further decked patio area.

#### Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).



#### [Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### [Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this. We

are informed that upon completion you will become a Shareholder of the Management Company.

We understand there to be a charge of £360 per annum (£180 paid every 6 months) for outside communal areas. Please verify this information with your legal advisers. Further details upon request.

#### [Services](#)

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these

respects. Interested parties are invited to make their own enquiries.

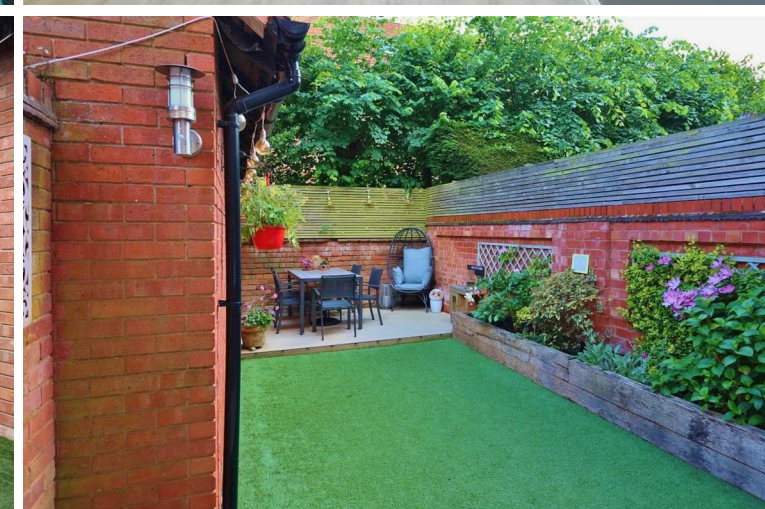
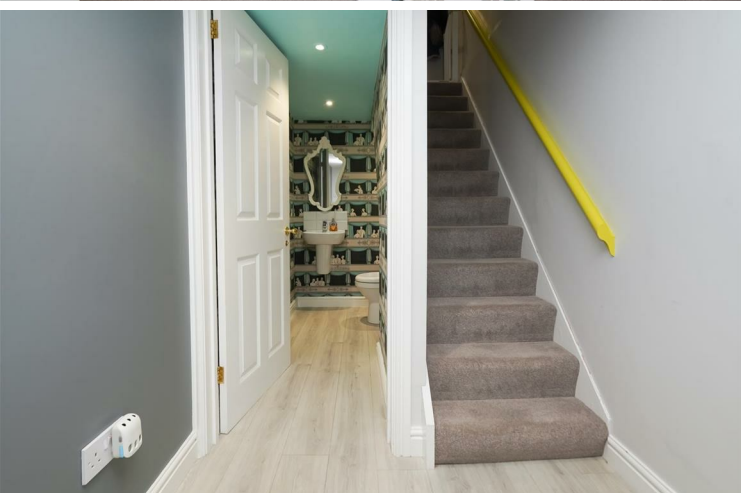
#### [Council Tax](#)

Council Tax Band F.

#### [Location](#)

CV32 6PX

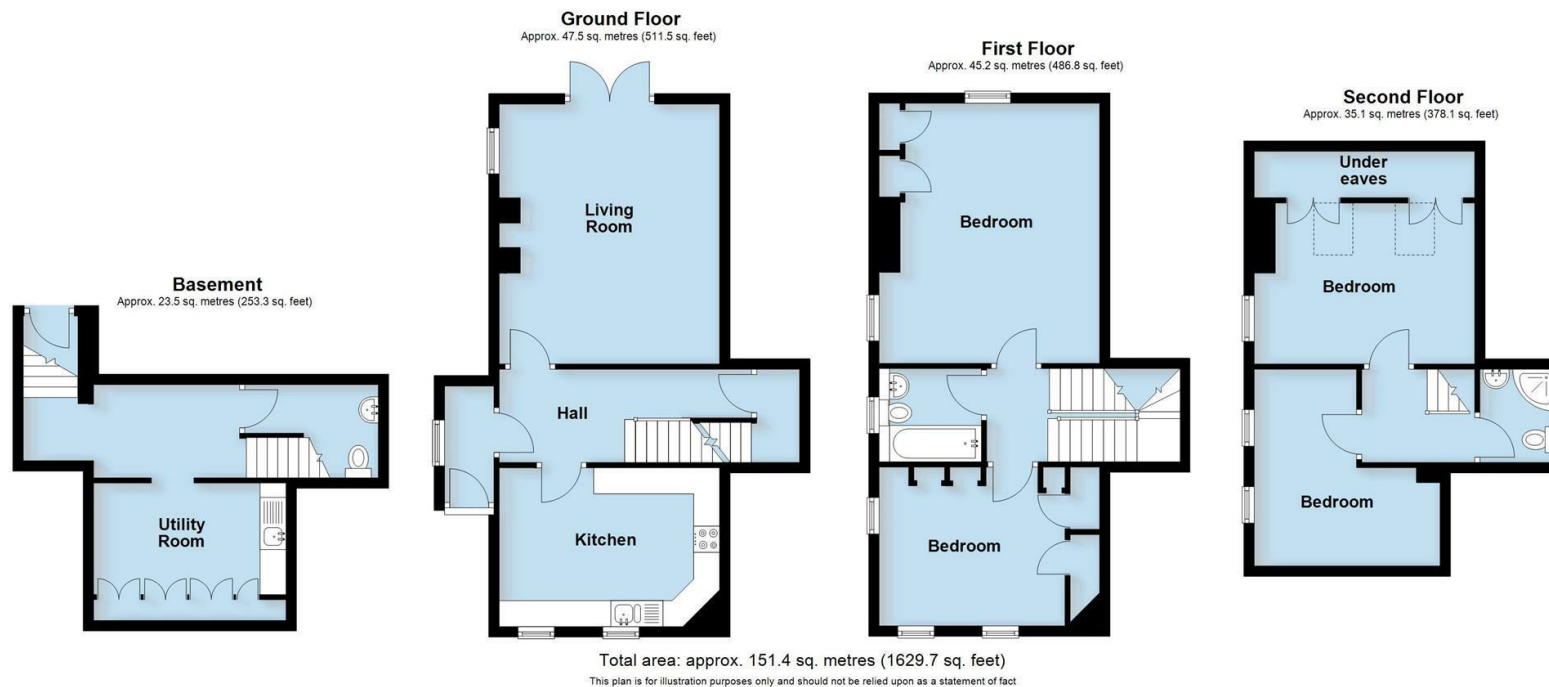






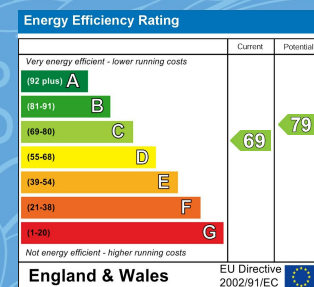
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Leamington Spa Office  
Somerset House  
Clarendon Place  
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CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL