

Grove House

55 Grove Street, Leamington Spa, Warwickshire, CV32 5AG



BY DESIGN



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Welcome to GROVE HOUSE

Set on one of Leamington Spa's finest central addresses, this Grade II listed Regency townhouse pairs period grandeur with everyday convenience.

Spanning circa 2,330 sqft across five floors, with four bedrooms and two bathrooms, this beautiful home is located within easy walking distance of the town's celebrated parks, gardens and lively shopping and dining scene.

A generous tiled hallway presents the scale and character of the property from the moment you step inside. To the front of the ground floor sits a light-filled sitting room, with high Regency ceilings, an original fireplace and sash windows. The dining room opposite is equally characterful, with its own fireplace and warm timber flooring.

These two rooms were once one space and could be opened up again if required.

At the end of the hallway is an accessible cloakroom for keeping coats, shoes and daily clutter out of sight. On the stairs down to the lower ground floor is a side door opening onto the side alleyway, handy for bin access and everyday coming and going.

The kitchen here is the standout: part-tanked by the current owners, laid with flagstone floors, and anchored by a decorative original Victorian range alongside daily SMEG appliances. A large utility room and pantry sit just beyond, offering convenient storage.

Heading upstairs, on the half landing, is a smartly finished shower room.

On the first floor, the drawing room commands attention with floor-to-ceiling double sash windows, an open fireplace, and light pouring in from every angle. Grand enough to serve as a reception room, or to double as a striking master suite. A second double bedroom on this floor holds its own Victorian fireplace and comfortable proportions.

The second floor is given over to the principal bedroom, where sash windows frame classic Leamington Spa rooftops and bold wallpaper compliments the property's personality. The family bathroom alongside it with bath (shower over), basin and WC which keep the continuity of elegant, period style flowing throughout.

Two further bedrooms occupy the top floor: a well-proportioned double and a versatile room currently used as a study, suited equally to home working or overnight guests.

Few homes offer this blend of Regency pedigree, adaptable space, and a genuinely central postcode, Grove Street is one of them.

*Please note:
the property has side access but no garden.*

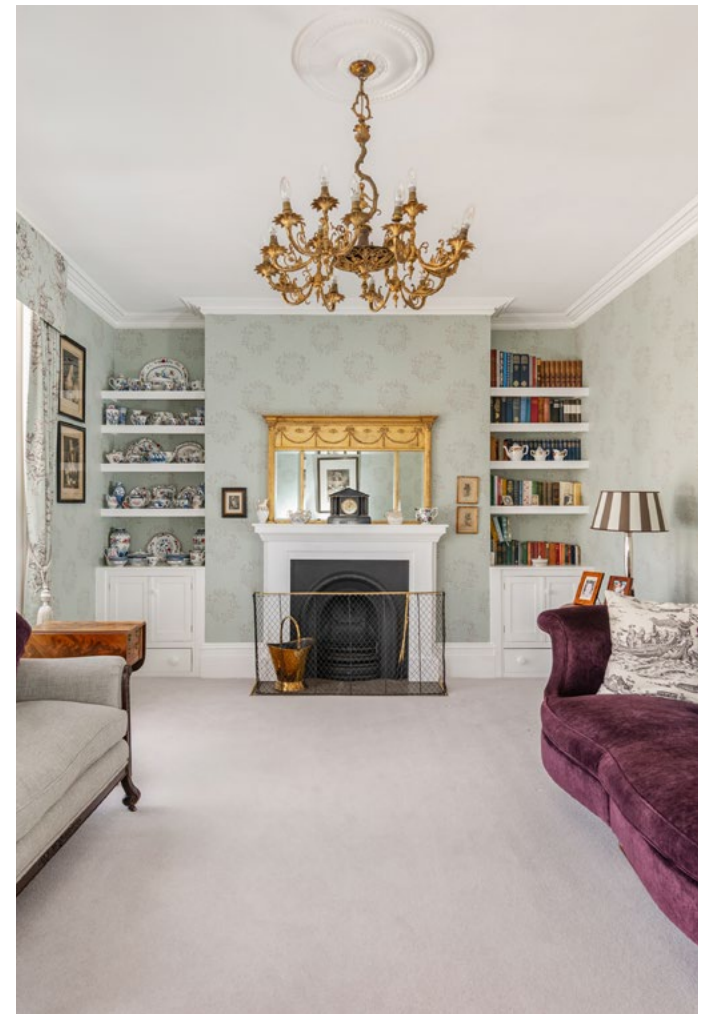
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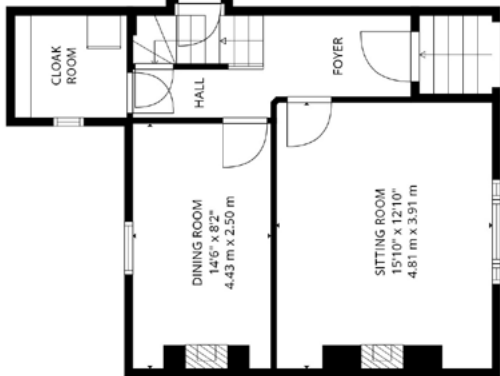




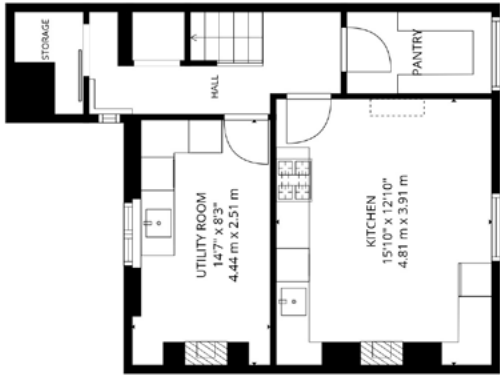
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



FIRST FLOOR



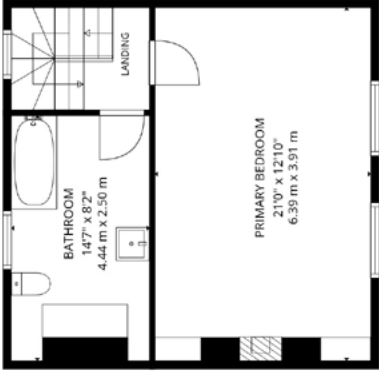
GROUND FLOOR



BASEMENT



THIRD FLOOR



SECOND FLOOR

TOTAL: 2330 sq. ft, 217 m2

BASEMENT: 490 sq. ft, 46 m2, GROUND FLOOR: 489 sq. ft, 45 m2, FIRST FLOOR: 490 sq. ft, 46 m2, SECOND FLOOR: 448 sq. ft, 42 m2, THIRD FLOOR: 413 sq. ft, 38 m2
EXCLUDED AREAS: LOW CEILING: 34 sq. ft, 3 m2, WALLS: 185 sq. ft, 18 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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