

10 Eastnor Grove

Leamington Spa CV31 1LD

Guide Price £1,100,000

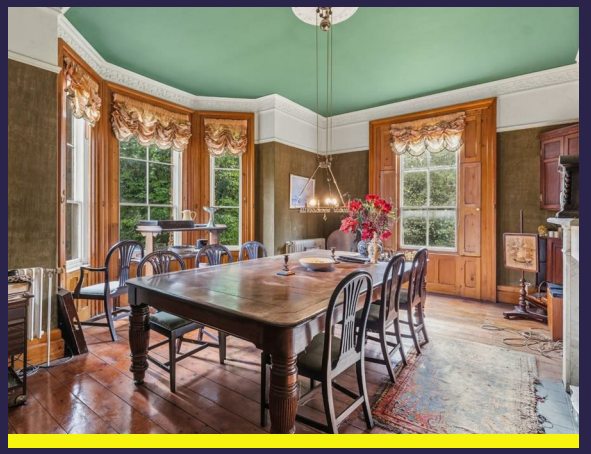
10 Eastnor Grove

Being impressively positioned at the head of what is arguably south Leamington's most prestigious road, this characterful and substantial Victorian residence occupies a substantial plot extending to something in the region of 0.4 of an acre. Retaining numerous period features, whilst providing the purchaser with exceptional potential for refurbishment and reconfiguration of the existing accommodation, the property includes two large reception rooms, coupled with a kitchen/breakfast room extending to 30' in length and with scope for further enlargement, subject to appropriate consents. The lower ground floor comprises a self-contained one bedroomed flat which also provides scope for appropriate modernisation. On the first floor there are four double bedrooms coupled with a large family bathroom. Externally the exceptional and largely walled plot provides further potential for landscaping, coupled with ample parking and an existing garage. Overall the property affords a rare opportunity to purchase a property of substance, character and potential within the quiet enclave of this highly regarded no-through road.

Features

- Substantial Detached Victorian Residence
- Plot of Approximately 0.4 of an Acre
- Ripe for Modernisation
- Two Reception Rooms
- Large Kitchen/Breakfast Room
- Four Double Bedrooms
- Bathroom
- Extensive Garden, Parking & Garage
- Exceptional Future Potential







LOCATION
Eastnor Grove is a prestigious cul-de-sac lying off Radford Road, a short distance south-east of central Leamington Spa. This is a unique and highly regarded enclave with a modest number of imposing detached properties along its short length. The wide range of facilities and amenities available within Leamington town centre are easily accessible on foot including the town's wide array of shops and independent retailers, parks, restaurants and artisan coffee shops. Leamington Spa railway station is also easily accessible for commuter rail links, notably to London and Birmingham, whilst there are close and convenient road links available out of the town including those to neighbouring towns and centres and links to the Midland motorway network, notably the M40.

ON THE GROUND FLOOR
Arched recessed porch entrance with entrance door opening into:-

IMPOSING 'L' SHAPED RECEPTION HALLWAY
With staircase off to first floor, two central heating radiators and doors radiating to:-

DRAWING ROOM
6.55m x 5.28m (21'5" x 17'3")
- into bay window.
With large bay window to side elevation, fabulous original marble fireplace housing an open grate and being framed by pillars, two central heating radiators and French style doors giving access to the rear garden.

DINING ROOM
6.07m x 5.03m (19'11" x 16'6")
- into front elevation bay window.
Having original marble fireplace with tiled insert, further shuttered window to side elevation and two central heating radiators.

INNER LOBBY
With door to steps which descend to the cellar and through access to:-

KITCHEN/BREAKFAST ROOM
9.32m x 4.01m (30'7" x 13'2")
The kitchen area being fitted with a range of base and wall cupboards including stainless steel sink unit, wall mounted gas fired boiler and central heating radiator. To the breakfast area there is a further central heating radiator, along with an original cast iron range and door giving access to the rear verandah.

UTILITY ROOM
3.30m x 3.05m (10'10" x 10'0")
With plumbing for washing machine, cupboard housing the central heating control and door giving external access.

CLOAKROOM/WC
With low level WC and wall mounted wash hand basin.

LOWER GROUND FLOOR

SELF-CONTAINED FLAT
Having its own access from the side of the property and comprising:-

ENTRANCE HALLWAY
With access to:-

LOUNGE
6.50m x 3.91m (21'4" x 12'10")

KITCHEN
4.06m x 2.24m (13'4" x 7'4")
Fitted with a range of modern units comprising base and wall cupboards, roll edged worktops and sink unit.

BEDROOM
4.42m x 3.91m (14'6" x 12'10")
With access to:-

BATHROOM
Having close coupled WC, panelled bath and wash hand basin.

Steps ascend internally to the rear lobby.

ON THE FIRST FLOOR

LARGE SPLIT-LEVEL LANDING
From which doors radiate to:-

MASTER BEDROOM
6.55m x 4.14m (21'6" x 13'7")
With fireplace, window to side elevation and two central heating radiators.

BEDROOM TWO
6.07m x 4.01m (19'11" x 13'2")
With dual aspect windows, fireplace and central heating radiator.

BEDROOM THREE
4.04m x 3.91m (13'3" x 12'10")
With fireplace, window to rear elevation and two central heating radiators.

BEDROOM FOUR
4.27m x 4.01m (14'0" x 13'2")
With fireplace, window to rear elevation and central heating radiator.

BATHROOM
4.24m x 3.30m (13'11" x 10'10")
With bath, shower enclosure, twin wash hand basins, airing cupboard housing the hot water cylinder, window to front elevation and central heating radiator.

OUTSIDE

FRONT
The house sits within a substantial plot which extends to the front, side and rear and with the front being accessed via double metal gates. There is ample parking to the fore, along with access to:-

GARAGE
Which is of brick construction with double doors fronting.

SIDE AND REAR GARDEN
A substantial garden with the total plot extending to approximately 0.4 of an acre. Although much of the garden is now overgrown, the boundaries are walled, with the garden overall offering excellent potential for future landscaping. A verandah extends across part of the rear elevation of the house.

TENURE
The property is Freehold.

DIRECTIONS
Postcode for sat-nav - CV31 1LD.

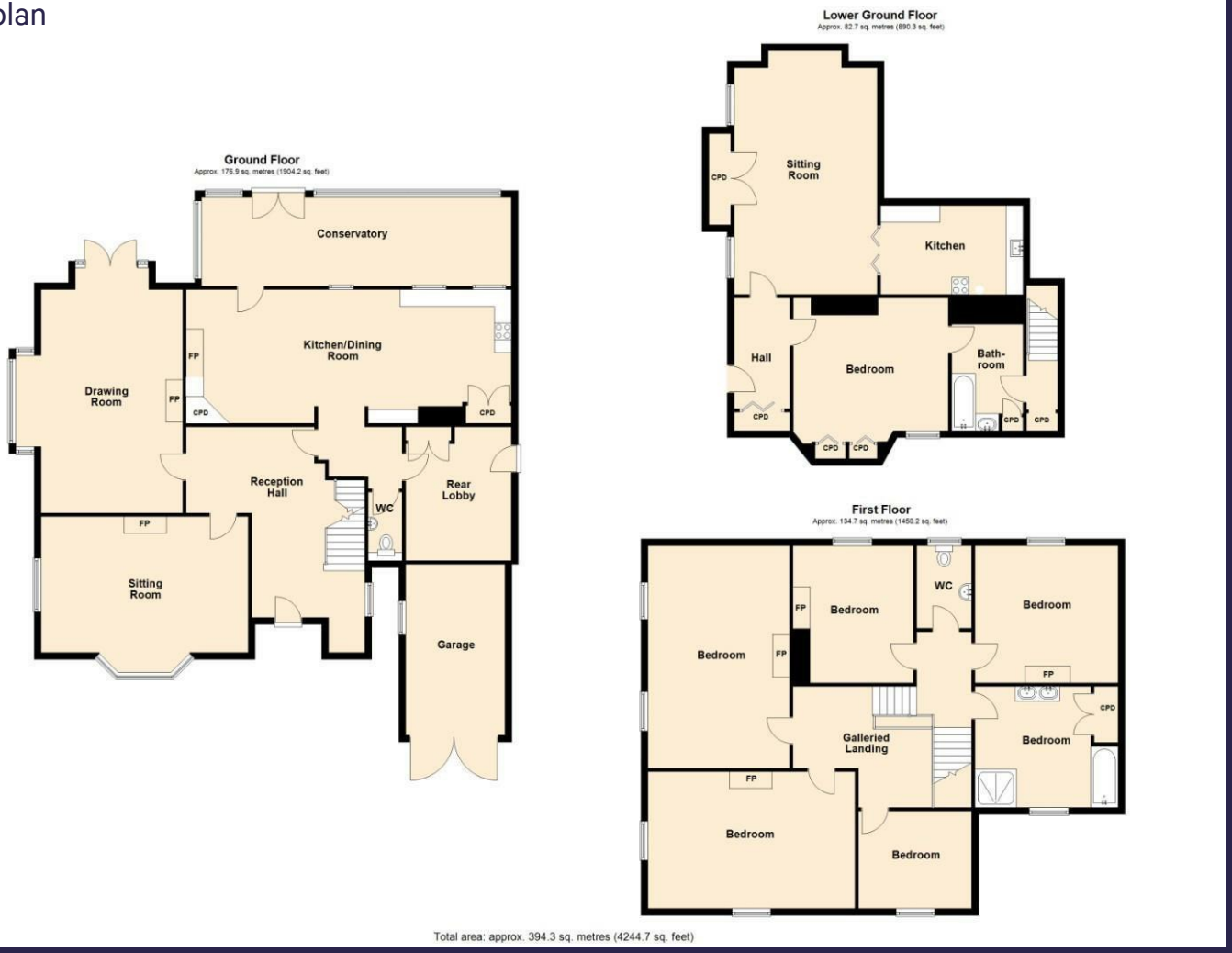








Floorplan



General Information

Tenure

Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

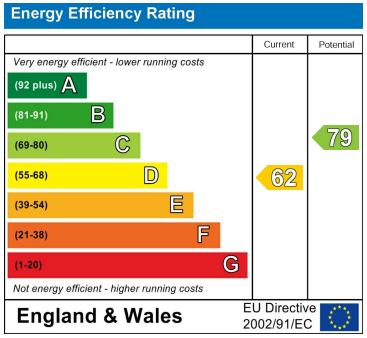
Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band G - Warwick District Council





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