

11 BAMBURGH GROVE

LEAMINGTON SPA



EXECUTIVE FOUR-BEDROOM DETACHED HOME IN A PRESTIGIOUS RESIDENTIAL SETTING

**11 BAMBURGH GROVE,
LEAMINGTON SPA,
WARWICKSHIRE, CV32 6RL**

Regarded as one of the most prestigious and premium locations in North Leamington situated just off Northumberland Road, the cul-de-sac of Bamburgh Grove boasts an enviable setting of individual family home. This impressive executive four-bedroom detached home formally five bed roomed which could be converted back if required and offers spacious accommodation perfectly suited to modern family living. Combining style, practicality and an excellent location, the property presents a superb opportunity for buyers seeking a long-term, aspirational home.







The property enjoys a commanding a secluded position with attractive kerb appeal and a well-maintained frontage that immediately conveys a sense of quality. Internally, the home is thoughtfully designed to provide a balance of formal and informal living spaces, ideal for both entertaining guests and day-to-day family life.

An entrance porch with guest cloakroom leads to a welcoming entrance hallway extending to a generous reception area, which includes a comfortable living room with adjoining conservatory, complemented by additional

reception room which is suitable for a dining room or second family room, and another which is suitable for a TV room or study. The layout provides flexibility and flow, making the home highly adaptable to modern lifestyles. At the heart of the property is a well-appointed kitchen, offering ample storage units with integrated appliances, extensive work surfacing with potential for open-plan living with dining area and adjoining utility room. The space is perfectly suited to family gatherings and everyday use, with convenient access to the garden.



Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom with en-suite facilities and an extensive range of tailored bedroom furniture. The remaining bedrooms provide excellent accommodation for family members which includes a guest bedroom with en-suite and two additional bedrooms, all supported by a contemporary family bathroom.

Externally, the home benefits from a private rear garden, offering an ideal environment for relaxation,

entertaining and family activities with patio area and recessed pergola with small terrace. The outdoor space combines privacy and practicality, while a well-proportioned driveway offers ample parking and double garaging provision add to the property's overall appeal.

Located in the sought-after town of Leamington Spa, the property is ideally positioned to take advantage of a wide range of amenities, including boutique shops, restaurants and coffee houses, excellent Ofsted schooling and superb transport links which includes



the M40 corridor and national railway station both offering access to London and Birmingham centres of commerce. The area is particularly popular with professionals and families due to its vibrant atmosphere and connectivity to Historic Warwick, Kenilworth and beyond.

This outstanding property represents a rare opportunity to secure an executive detached home in a prime location, combining space, versatility and long-term value.

KEY FEATURES

Executive **four-bedroom detached family home**

Formerly a five-bedroom home;
easily converted back if desired

Located in a **highly desirable
Leamington Spa postcode**

Positioned within a quiet and
prestigious residential development

Spacious and well-balanced
internal accommodation

Ideal for **family living and entertaining**

Multiple reception rooms **offering flexibility**

Welcoming entrance hall with
porch & Guest Cloakroom

Generous living room with **excellent natural light**

Versatile **second reception room
(dining/family/office)**

Well-appointed kitchen with **scope
for modernisation or open-plan design**

Four **well-proportioned bedrooms
with en-suite & Family bathroom**

Principal **bedroom with en-suite**

Private and **enclosed rear garden**

Driveway and Double garage providing
ample parking

Conservatory

Close to **highly regarded local schools**

Excellent **access to Leamington Spa town centre**

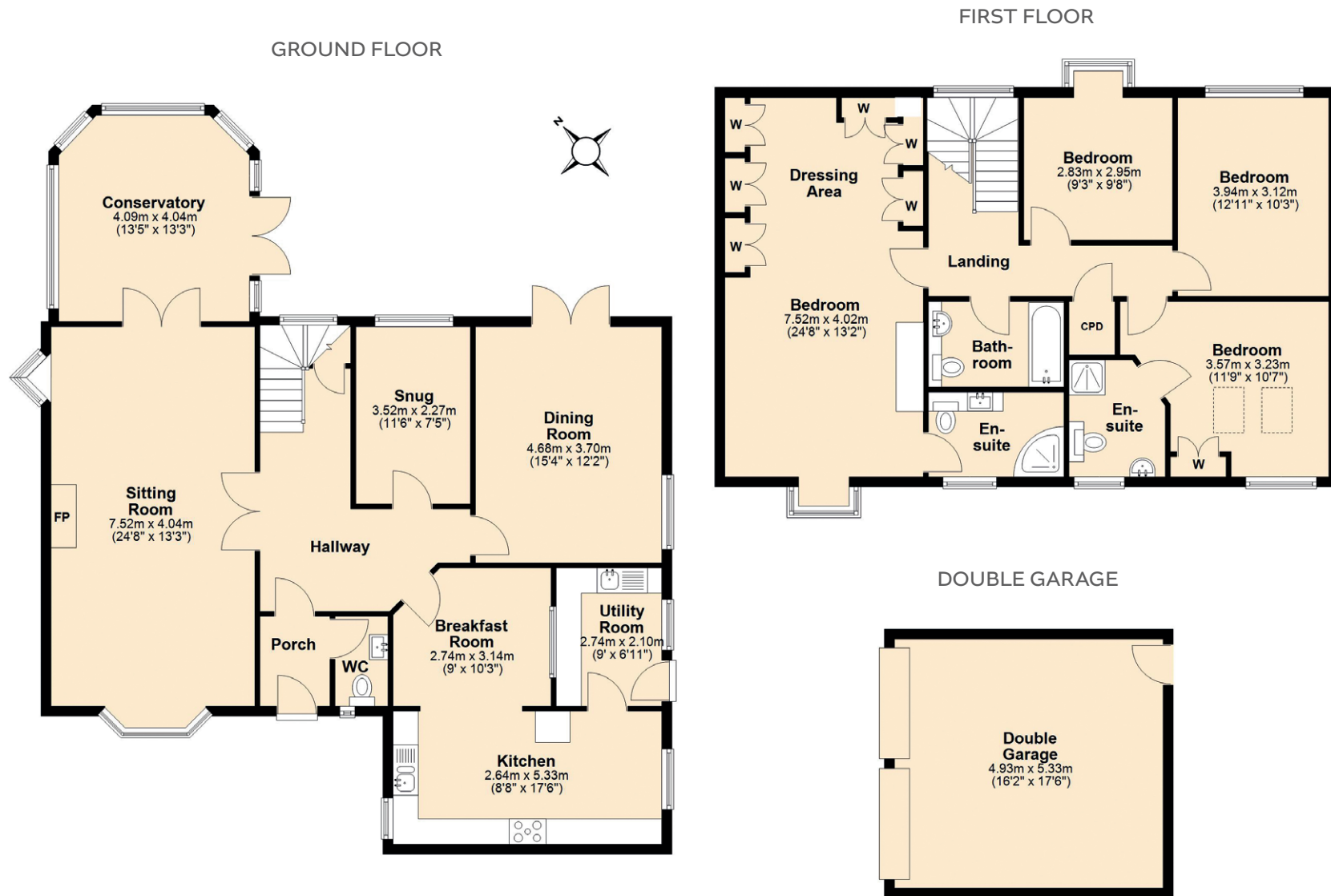
Convenient links to **Warwick, Coventry,
and major road networks**

Sought-after location **appealing
to professionals and families**

Benefiting from **'No Chain'**



FLOOR PLANS & DIMENSIONS



Total Area: 238.4 sq. metres. (2566.2 sq. feet)

Illustration only and not to scale.

Handles Property

8A Regent Street,
Leamington Spa,
CV32 5HQ

01926 354 400

DISCLAIMER

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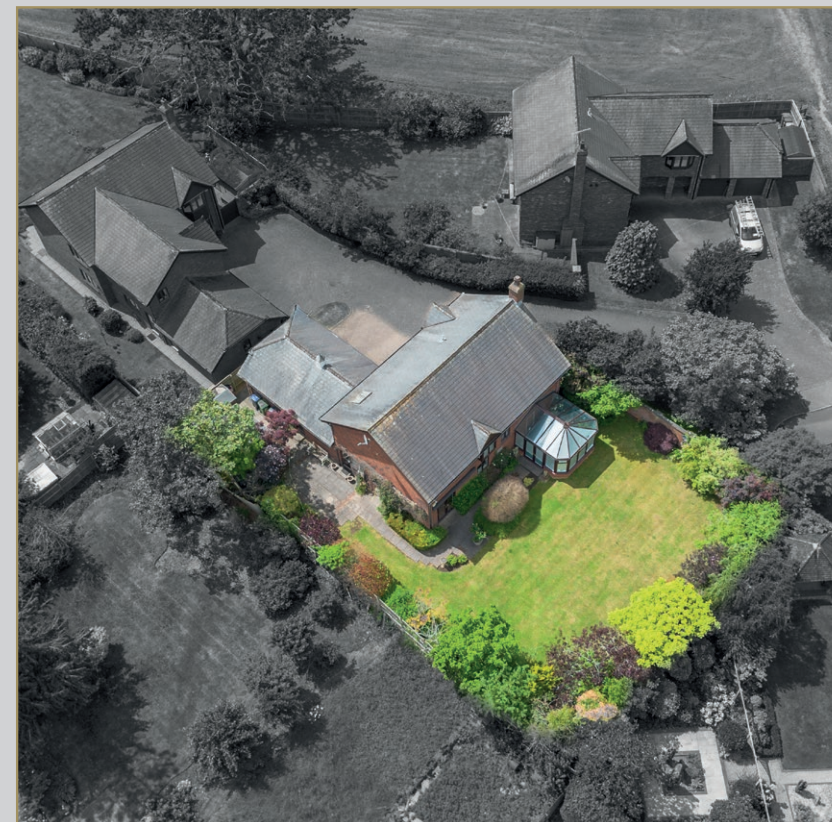


HANDLES
PROPERTY

LOCATION

CV32 6RL

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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