



HANDLES
PROPERTY

29 GROVE STREET

LEAMINGTON SPA



A CAPTIVATING VICTORIAN VILLA

29 GROVE STREET,
LEAMINGTON SPA
CV32 5AQ

After many years in the business, it's rare that a house truly steals my heart — yet this enchanting villa on Grove Street did exactly that the moment I crossed the threshold. There's something about it: an effortless blend of grace, warmth, and proportion that feels just right. Like Goldilocks' perfect choice, it's not too big, not too small — simply, wonderfully, ideal.

Lovingly maintained and thoughtfully improved by our client, this home has been cherished and nurtured into a place that radiates comfort, style, and ease. Its location — tucked just off Warwick Place — is one of Leamington's best locations: characterful, pretty, and yet moments from the vibrant town centre, the railway station, and the town's glorious green spaces.







Step through the front door and the welcoming hallway immediately sets the tone – warm, light, and inviting. The bay-fronted sitting room is a serene sanctuary, with twin west-facing bays that flood the space with golden afternoon light. A matching bay window in the principal bedroom upstairs captures that same glow, creating a lovely continuity throughout the house.

To the rear, the kitchen is perfectly positioned to greet the morning sun. Beautifully fitted with quartz work surfaces and a charming breakfast area, it's the sort of space where coffee tastes better and mornings seem brighter.

This is a home designed equally for practicality and comfort. There are four double bedrooms – two particularly generous and two more comfortably sized – offering flexible accommodation for family, guests, or home working. A smartly fitted bathroom and an elegant, recently installed shower room add to the home's refined functionality.

Downstairs, the separate dining room and living room each feature a log-burning stove (gas effect in the dining room), providing a cosy glow and a touch of rustic luxury. A handy guest cloakroom/W.C. completes the ground floor.

BEAUTIFULLY BALANCED, ELEGANTLY PRESENTED

Enchanting Victorian villa on sought-after

Grove Street — full of character, warmth, and elegant proportion.

Prime central location just off Warwick Place

— moments from the town centre, railway station, and lovely green spaces.

Light-filled living room with twin west-facing bay windows and a welcoming log-burning stove.

Beautiful principal bedroom featuring matching bay window and tranquil afternoon light.

Stylish breakfast kitchen with quartz work surfaces and sunny east-facing seating area

— perfect for morning coffee.

Four double bedrooms — two generous,

two comfortably sized — offering versatile accommodation.

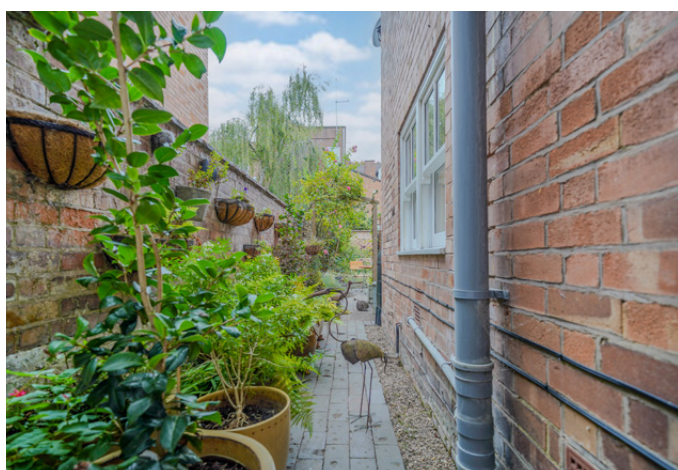
Two refined bathrooms, including a recently installed shower room and separate family bathroom.

Separate dining room with its own 'gas effect' log-burning stove — ideal for entertaining or cosy dinners.

Charming walled garden, quintessentially Victorian in feel — a private oasis of calm in the heart of town.

Beautifully presented throughout

— a home with genuine soul, balance, and grace.



Step outside, and the magic continues. The walled rear garden is a quintessentially Victorian delight — private, peaceful, and perfectly proportioned. With mature planting and a tranquil atmosphere, it's hard to believe you're in the heart of town.

This is more than just a house — it's a home with heart, soul, and harmony. A rare find in Leamington Spa, and one that must truly be experienced to be appreciated.

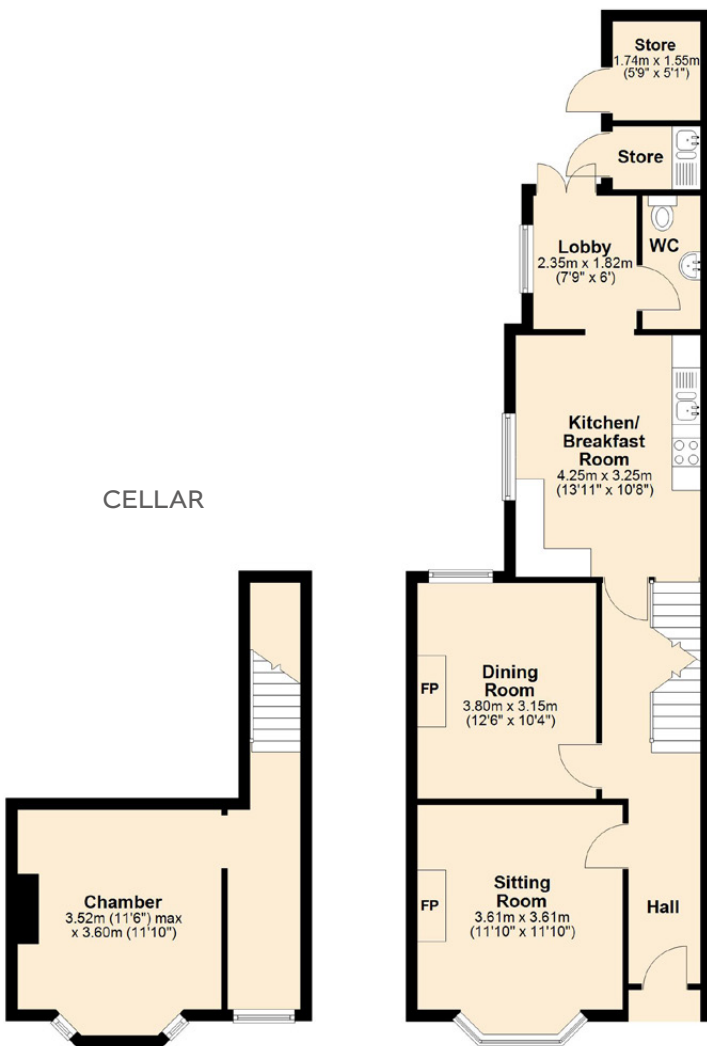






FLOOR PLANS & DIMENSIONS

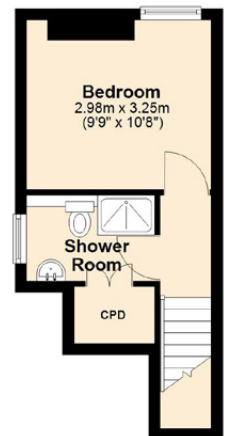
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total area approx: 156.7 sq. metres. (1686.5 sq. feet)

Illustration only and not to scale.

Handles Property
 8A Regent Street,
 Leamington Spa,
 CV32 5HQ
01926 354 400



LOCATION



DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

*Your local
 independent
 estate agents*



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

www.handlesproperty.co.uk