



LANDSDOWNE CIRCUS, LEAMINGTON SPA, WARWICKSHIRE, CV32
FREEHOLD

Winkworth



LANSDOWNE CIRCUS, CV32

Set behind mature hedging and established planting, 1 Lansdowne Circus is a striking detached Regency villa of considerable architectural presence. Grade II* listed and the only detached villa on the Circus, the house occupies an especially distinctive position overlooking The Pleasance, while remaining moments from the Parade and Jephson Gardens.

The accommodation extends to approximately 3,255 sq ft and has been thoughtfully renovated by the current owner, preserving the architectural details that define the house while creating an exceptionally versatile family home.

The ground floor is arranged around a handsome central hallway. To the front, an elegant dining room features a bay window and ornate period fireplace, while opposite, the magnificent double reception room enjoys wonderful proportions, tall sash windows and views across the gardens of Lansdowne Circus. Beyond is a farmhouse-style kitchen with Shaker cabinetry and excellent connectivity to the garden, alongside a raised office providing a particularly useful home-working space.

Three generous double bedrooms occupy the first floor, including a principal bedroom with en-suite shower room, alongside an impressive family bathroom. The second floor is devoted to a substantial fourth bedroom with its own en-suite.

The lower ground floor significantly adds to the versatility of the house, incorporating an impressive cinema/games room, utility, wine room, storage and WC. A particularly charming historical detail is the property's original well, visible beneath a glazed floor panel.

Outside, established gardens wrap around two sides of the villa, while the substantial internally accessed garage provides an exceptionally valuable asset for such a central location. Residents also enjoy access to The Pleasance, the beautiful private garden at the centre of Lansdowne Circus.

Material Information:

Council Tax: Band G | Local Authority: Warwick District Council
Broadband: Ultrafast Broadband Available (Checked on Ofcom Aug 26) | Mobile Coverage: Likely/Limited Coverage (Checked on Ofcom Aug 26) | Heating: Gas Central Heating | Listed: Grade II* | Tenure: Freehold





TOTAL: 3255 Sq Ft | 302.4 m2

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

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