



Clarendon Square, Leamington Spa, CV32

Winkworth

for every step...





About the Property

7 Clarendon Square is an impressive five bedroom, five storey Regency townhouse set on an iconic garden square in the heart of Royal Leamington Spa, next to the former house of Napoleon III.

This Grade II listed end of terrace townhouse has been tastefully modernised to provide contemporary family living with accommodation extending to approximately 2750 sq ft.

Council Tax: Band F

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available
(Checked on Ofcom Oct 24)

Mobile Coverage: Likely/Limited Coverage

Heating: Gas Central Heating

Listed: Grade II Listed

Tenure: Freehold





The Finer Details

Upon entering the house you are greeted by a spacious open plan living and dining room, with tiled flooring that leads onto the kitchen, and a contemporary media wall with a wall mounted, integrated television. The large windows overlooking Clarendon Square and the double doors leading to the garden provide ample natural light from dual aspects.

The open plan kitchen comes with a range of built in appliances, a range cooker and a central kitchen island with double doors leading onto the decked garden to the rear. To the rear of the ground floor, there is a utility room, with side access to the garden, and further cloakroom/WC.

As you move up the central staircase, a family bathroom with a large jacuzzi bath is located on the half landing.

The formal drawing and sitting room is situated on the first floor and has floor to ceiling windows with stunning views over Clarendon Square. Retractable double doors lead onto a further bedroom, which could be used as an additional reception room or study.

The palatial master bedroom runs throughout the entirety of the second floor providing an intimate space to relax and includes a large dressing area with built in wardrobes and an en-suite shower room. There is access from the second floor landing to a further bedroom and en-suite on the third floor where the original beams provide a true sense of character.

The lower ground floor consists of a separate, self contained unit which generates over £32,000 gross PA as a short term rental. The accommodation comprises a living room, large double bedroom, kitchen and shower room. The unit is accessed from the external stairs at the front of the property.

Externally there is a partially decked and newly astroturfed walled garden to the rear of the house. Permit parking (£25 PA) is available on Clarendon Square.









About the Area

With iconic regency town houses flanking the popular garden square, Clarendon Square is perfectly situated a short walk from the centre of Leamington Spa, with the Parade (0.2 miles), Jephson Gardens (0.7 miles) and the Royal Pump Rooms (0.6 miles), all within easy reach.

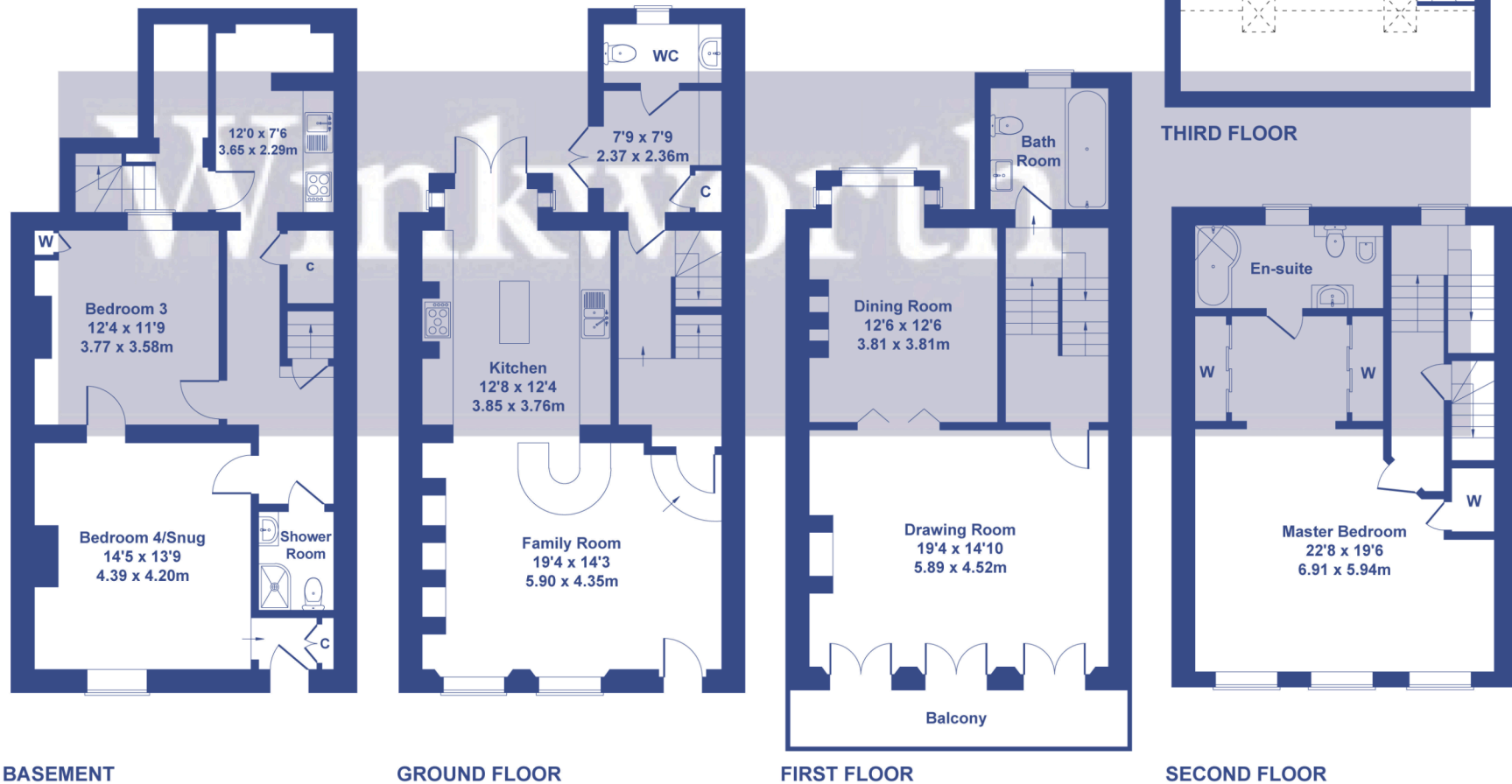
For families the popular, independent, Kingsley School (0.2 miles) is across the square, while Arnold Lodge (0.4 miles) and North Leamington School (1.5 miles) are both located nearby.

The west midlands are famed for being at the centre of the country, providing easy access nationally and Leamington Spa is no exception. Leamington Train Station (0.8 miles) provides a direct service to London Marylebone (1 hours 20 minutes) and Birmingham (33 minutes), while the M40 is accessed via multiple junctions. Birmingham International Airport (40 minutes) has a wide selection of international destinations.



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Approximate Gross Internal Area
2738 sq ft - 254 sq m



Not to Scale. Produced by The Plan Portal 2024
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