



Clarendon Square, Leamington Spa
£1,350,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is thrilled to present to the market this imposing, Grade II listed, Regency townhouse which occupies an enviable location overlooking one of Leamington Spa's famous garden squares.

Set over five floors, and with a separate two bedroom, self contained apartment, this five (plus two) bedroom, three (plus two) bathroom house offers elegant and contemporary living with accommodation extending to approximately 4967 sq ft.

Material Information:

Council Tax: Band F/Band C (for the LGF Apartment)

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available
(Checked on Ofcom Feb 25)

Mobile Coverage: Limited/Likely Coverage
(Checked on Ofcom Feb 25)

Heating: Gas Central Heating









The Finer Details

Clarendon Square is an imposing Grade II listed, Regency townhouse occupying an enviable location on one of Leamington Spa's famous garden squares, close to the centre of the town (0.4 miles).

Built between 1828 and 1832, the main house, which benefits from secondary glazing, is set over four storeys, with five bedrooms, four reception rooms and three bathrooms. The self contained lower ground floor apartment has a further two bedrooms, two bathrooms, a sitting room and an open plan kitchen and diner.

The ground floor accommodation comprises of a grand entrance hall which leads onto an open planned dining room and kitchen with windows overlooking the courtyard and an adjacent utility room and pantry. The double height ceilings continue back through the entrance hall into a ground floor sitting room with a gas, coal effect fireplace at its centre. A study/boot room has dual aspect windows and is situated to the front of the house.

The magnificent formal drawing room is located on the first floor. It runs the full length of the property and provides a noble place to entertain, with high ceilings and doors leading onto a balcony. Across a substantial landing, the master bedroom has a range of built in wardrobes and an en-suite bathroom.

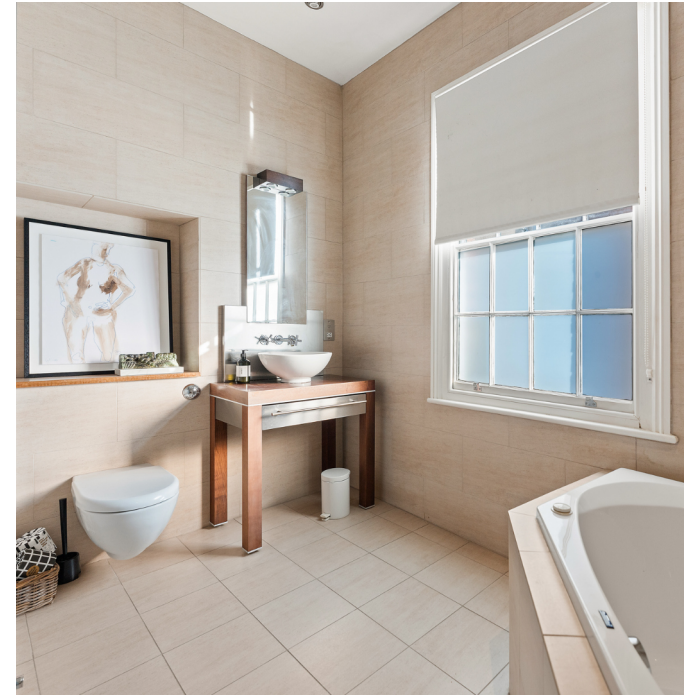
There are two more bedrooms on the second floor, one with an en-suite, as well as a study with views across the garden square and a family bathroom. There are two further bedrooms, and additional storage in the attic.

The lower ground floor is a self contained, two bedroom apartment, with an open plan kitchen/diner and adjoining snug, a sitting room and utility room. The apartment is accessed via its own entrance on Clarendon Place.

Externally there is a pretty courtyard garden accessed via the kitchen. Permit parking is available through the council at a price of £25 per annum.

















About the Area

With Regency town houses flanking the 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.

There are nearby sports clubs, with the Leamington Lawn Tennis and Squash Club (0.5 miles) and Warwick Boat Club (2.1 miles) being particular local favourites.

For families the popular, independent, Kingsley School (0.2 miles) is across the square, while Arnold Lodge (0.4 miles), Warwick School (2.1 miles), Kings High School (2.5 miles) and North Leamington School (1.5 miles) are all located nearby.

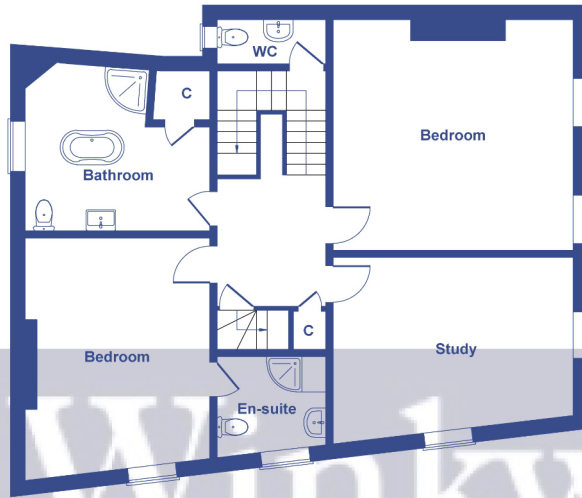
The West Midlands are famed for being at the centre of the country, providing easy access nationally and Leamington Spa is no exception. Leamington Train Station (0.8 miles) provides a direct service to London Marylebone (1 hour 20 minutes) and Birmingham (33 minutes), while the M40 is accessed via multiple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



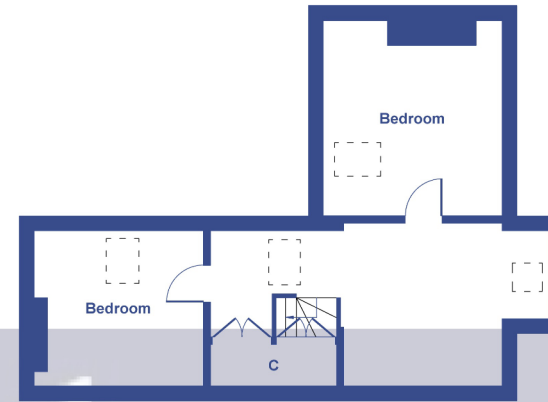


Clarendon Square

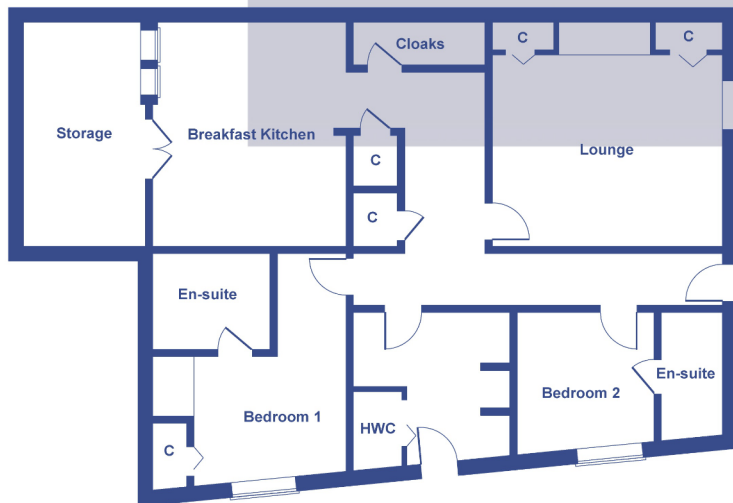
Approximate Gross Internal Area
4967 sq ft / 461.4 sq m



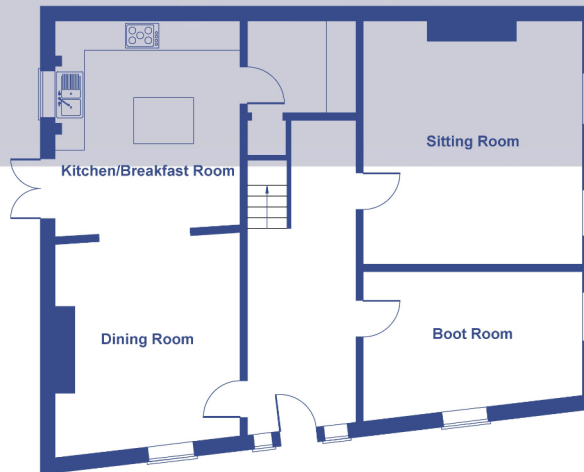
SECOND FLOOR



THIRD FLOOR



LOWER GROUND FLOOR APARTMENT



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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