

CLARENDON SQUARE, LEAMINGTON SPA, CV32

£1,450,000 FREEHOLD

Winkworth







Upon arriving at Clarendon Square, stone steps rise to the impressive front entrance, opening into a magnificent double-height reception hall with flagstone flooring and a sweeping staircase rising through the property. This striking entrance immediately sets the tone for the elegance and scale found throughout the home.

To the ground floor, the stunning open-plan kitchen, dining and breakfast room forms the true heart of the property. Beautifully proportioned and flooded with natural light from dual-aspect sash windows with full-height shutters, the space perfectly balances period grandeur with modern family living. The bespoke shaker-style kitchen centres around a substantial island with quartz worktops, induction hob, double ovens and integrated appliances, while flagstone flooring flows seamlessly through to the dining and family area. Here, a central log burner framed by bespoke cabinetry creates a warm and inviting focal point, making the room ideal for both entertaining and everyday life. To the rear of the ground floor is a highly versatile additional reception room, currently utilised as a family/play room, with double doors opening directly onto the rear terrace and garden beyond. A guest WC completes the accommodation on this level.

Ascending the sweeping staircase, a useful half-landing provides generous storage before leading through to a dual-aspect study overlooking the rear garden. The magnificent first-floor drawing room is undoubtedly one of the property's standout features. Wonderfully grand in scale, the room enjoys full-height sash windows opening onto a beautiful wrought-iron balcony with picturesque views across Clarendon Square. A marble fireplace with inset log burner creates a striking focal point, while intricate cornicing and original Regency detailing further enhance the room's timeless elegance.

Positioned to the rear of the first floor and accessed through a large open archway is a superb cinema and family room. A wonderfully atmospheric space, bespoke fitted cabinetry, ornate cornicing and a feature marble fireplace combine with large windows overlooking the garden to create the perfect environment for relaxing and entertaining.

Continuing to the second floor, a further half-landing provides access to an additional utility area with plumbing for both a washing machine and tumble dryer, before leading to the luxurious principal suite.

The principal bedroom enjoys beautiful views across Clarendon Square through elegant sash windows, with ornate cornicing and generous proportions enhancing the room's refined character. The suite is complemented by a beautifully appointed principal bathroom featuring a bath, wash basin and WC, while to the rear, an impressive dressing room offers extensive fitted wardrobes. An adjoining contemporary wet room with shower, bespoke storage and WC completes this exceptional suite.

The third floor provides two further generous double bedrooms positioned to the front and rear respectively, both benefitting from fitted storage and served by a stylish family bathroom. Occupying the upper floor, a further double bedroom suite is set within the eaves and enjoys excellent proportions, built-in storage and a private en-suite shower room, ideal for guests or older children seeking independent space.

Externally, the landscaped rear garden has been thoughtfully designed for low-maintenance outdoor living. Featuring a central artificial lawn bordered by spacious flagstone terraces and seating areas, the garden creates a superb sun trap ideal for entertaining and alfresco dining. To the rear, gated access leads to the off-street parking area. Permit parking is available on Clarendon Square (approximately £25 per annum).











Council Tax: Band F | Local Authority: Warwick District Council Broadband: Superfast Broadband Installed(Checked on Ofcom May 26)
Mobile Coverage: Good/Variable Coverage (Checked on Ofcom May 26) | Heating: Gas Central Heating | Listed: Grade II Listed
Tenure: Share of Freehold

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