



Clarendon Rise, Leamington Spa, CV32  
Offers Over £650,000

**Winkworth**

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## About the Property

Winkworth Leamington Spa is thrilled to present to the market this beautiful three bedroom, three bathroom maisonette apartment located in one of Leamington Spa's iconic Regency buildings on the corner of Beauchamp Hill.

This beautiful apartment was fully converted in 2022 and provides versatile contemporary living over two floors with accommodation extending to approximately 1750 sq ft.

### Material Information:

Council Tax: Band E | Local Authority: Warwick District Council  
Broadband: Superfast Broadband Available (Checked on Ofcom July 25)

Mobile Coverage: Limited Coverage (Checked on Ofcom July 25)

Heating: Gas Central Heating

Listed: Grade II Listed | Tenure: Freehold

Lease: Roughly 119 Years

Service Charge & Ground Rent: £409 PCM



























## The Finer Details

Clarendon Rise is an elegant and contemporary three-bedroom, three-bathroom maisonette forming a substantial part of one of Learnington Spa's iconic Grade II Listed Regency buildings.

Beautifully positioned on Beauchamp Hill—just a short stroll from the Parade—this exceptional apartment was comprehensively renovated in 2019 to create a versatile and stylish home arranged over two spacious floors, with approximately 1,750 sq ft of refined living space.

### Access & Approach

Residents and guests can enter via the formal, tiled entrance hall on Clarendon Place, where a lift provides access to the apartment's main entrance on the lower ground floor. Alternatively, the property also benefits from private side access directly from Beauchamp Hill.

### Lower Ground Floor

A wide and welcoming hallway, complete with bespoke fitted coat and shoe cabinetry, sets the tone for the quality throughout. From here, the space opens into an impressive dual-aspect open-plan sitting and dining room. Filled with natural light from large windows and glazed garden doors—offering direct access to the communal garden, cellar storage, and Beauchamp Hill—this space has been thoughtfully designed to suit both relaxing and entertaining. The current owners have added a custom-built workstation and elegant cabinetry, while a wide archway leads seamlessly into the kitchen.

The contemporary U-shaped kitchen is generously proportioned, with a combination of wood-effect and high-gloss cabinetry, sleek granite worktops, and room for a dining table. High-spec integrated appliances include Bosch tower ovens, an induction hob with extractor, dishwasher, and fridge/freezer.







Also on this level are two generously sized double bedrooms accessed from the central hallway. The principal guest suite features a private en-suite shower room and a walk-in wardrobe, while the third bedroom includes bespoke fitted cabinetry and a bed surround. A large, beautifully appointed family bathroom completes the floor, offering a freestanding roll-top bath, separate walk-in shower, WC, and basin. Additional storage is available via two sizeable hallway cupboards.

#### Ground Floor Master Suite

Accessed via a staircase from the sitting room, the master bedroom suite is truly remarkable. With soaring double-height ceilings, intricate original corning, and large dual-aspect sash windows with original shutters, the room offers a unique blend of historic charm and modern luxury. Full-width fitted wardrobes provide ample storage, while the stylish en-suite features a walk-in shower, WC, and basin.

#### Outside Space

The apartment enjoys direct access to the beautifully maintained communal gardens at the rear of Clarendon Rise. Professionally tended by a gardener arranged by the management company, the gardens offer a large patio ideal for al fresco dining, as well as a spacious lawn. Substantial external storage is provided via the apartment's cellar spaces.

#### Parking

The property includes one private off-street parking space, with additional on-street parking available on Beauchamp Hill.

































## About the Area

Clarendon Rise is ideally located on Beauchamp Hill in sought-after North Leamington Spa, just a short walk from the Parade (0.3 miles) and the heart of the town centre (0.4 miles), offering easy access to the area's renowned shops, restaurants, and amenities.

Several well-regarded schools are within close reach, including Kingsley School (0.3 miles) and Arnold Lodge School (0.6 miles), both within walking distance. Further afield, Warwick School (2.5 miles), King's High School for Girls (2.8 miles), and North Leamington School (1.6 miles) are all easily accessible by car.

Sports and leisure facilities are also close by, with Leamington Lawn Tennis & Squash Club located just off Guys Cliffe Avenue (0.3 miles), and Warwick Boat Club (2.1 miles) situated a short drive away on the banks of the River Avon.

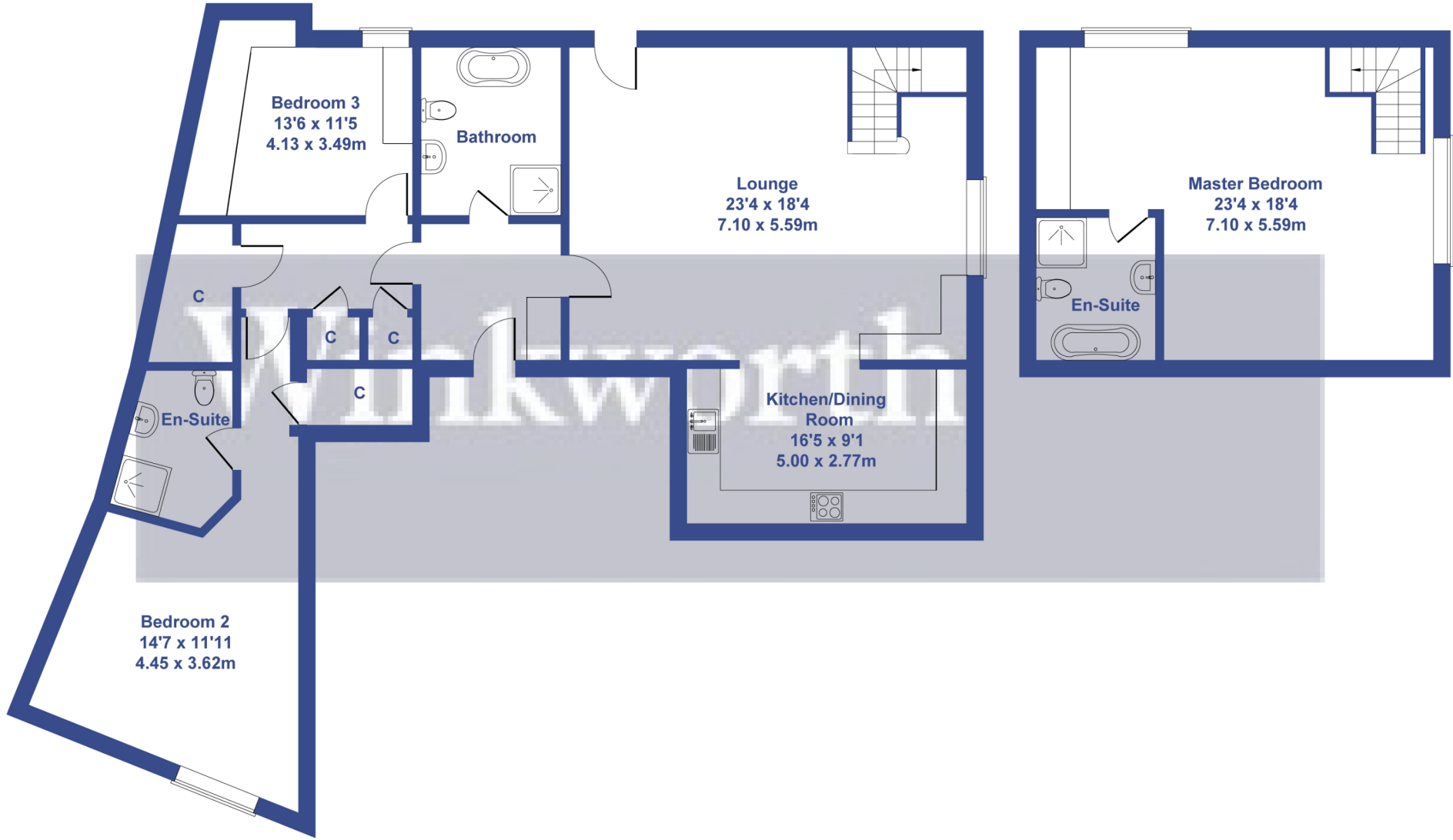
Leamington Spa Railway Station is a 17-minute walk (0.9 miles) and offers direct services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 33 minutes). The property is also well-connected to the national motorway network via several nearby junctions of the M40.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	60 D
39-54	E		
21-38	F		
1-20	G		



# Clarendon Rise, Leamington Spa

Approximate Gross Internal Area  
1754 sq ft - 163 sq m



LOWER GROUND FLOOR

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.









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