



Clarendon Square, Leamington Spa, CV32
£1,250,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are pleased to present to the market Clarendon Square, an exceptional Grade II listed Regency town-house occupying a prized position on one of Leamington Spa's most iconic and sought-after garden squares.

Arranged over multiple floors and offering elegant, light-filled accommodation, the property combines classical architectural proportions with thoughtful contemporary updates, all set within walking distance of the town centre, Jephson Gardens and Leamington Spa railway station.

Material Information:

Council Tax: Band G

Local Authority: Warwick District Council Broadband: Superfast Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Limited/Likely Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: Grade II Listed

Tenure: Freehold



















The Finer Details

Stone steps rise to an elegant portico entrance framed by classical detailing, opening into a welcoming reception hall with tiled flooring and the principal staircase rising through the house. The ground floor benefits from underfloor heating, providing modern comfort while retaining period character.

To the front, the generous breakfast room enjoys tall sash windows overlooking the square and connects seamlessly through to the contemporary kitchen, which is fitted with sleek cabinetry, integrated appliances and a central island, creating an excellent space for both everyday living and entertaining.

To the rear, a study area leads through to a family room, ideal as a more informal sitting space, with access to a shower room and a conservatory beyond, opening onto the garden.

The first floor is home to the principal drawing room, an elegant and beautifully proportioned space with tall ceilings, ornate cornicing and double doors opening onto a balcony with outstanding views across Clarendon Square's communal gardens. This floor also accommodates the principal bedroom with a hidden, compact en-suite WC and fitted wardrobes, alongside a family bathroom and a discreet utility room positioned off the landing.

The second floor provides two further generous double bedrooms, a dressing room, and a contemporary shower room, offering excellent flexibility for family living or guest accommodation.

Arranged as a largely self-contained upper level, the third floor includes two further bedrooms, a bathroom and a kitchen-style room, making it ideal for older children, guests or a private living suite.

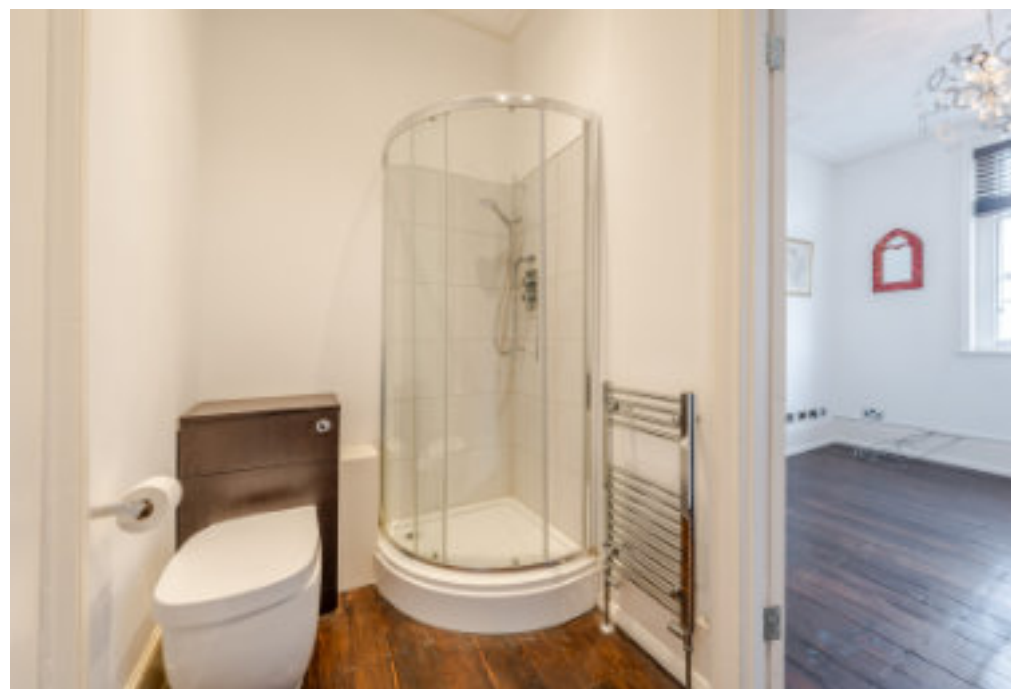
The top floor offers two additional rooms currently which is in need of conversion from an attic space, with restricted head height in places, perfect for working from home, hobbies or additional storage.

To the rear, the property enjoys an enclosed walled garden, thoughtfully arranged with a combination of paved and decked areas, mature planting and excellent privacy, creating a peaceful outdoor retreat in the heart of town. The lower ground floor terrace further enhances the versatility of the accommodation.

























About the Area

Clarendon Square is one of North Leamington Spa's most distinguished and sought-after residential addresses, defined by its handsome Regency townhouses flanking a central garden square. Perfectly positioned, the property lies just a short walk from the heart of Leamington Spa, with The Parade (0.2 miles), Jephson Gardens (0.7 miles) and the Royal Pump Rooms (0.6 miles) all close at hand, offering an exceptional lifestyle of boutique shopping, cafés, restaurants and cultural attractions.

The area is particularly well regarded for schooling, with a superb choice of both independent and state options nearby. Kingsley School (0.2 miles) sits directly across the square, while Arnold Lodge School (0.4 miles) and North Leamington School (1.5 miles) are also close by. Further highly regarded independent schools including Warwick School and King's High School are within easy reach.

Leisure facilities are excellent, with the Leamington Lawn Tennis and Squash Club (0.5 miles) and Warwick Boat Club (2.1 miles) among local favourites.

Connectivity is equally impressive. Leamington Spa railway station (0.8 miles) provides direct services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham (around 33 minutes), while the M40 motorway is easily accessed via multiple junctions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		




29 & 29A Clarendon Square

Approximate Gross Internal Area
6165 sq ft - 567 sq m







Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...