



Clarendon Square, Leamington Spa, CV32
£1,050,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa are delighted to present to the market this exceptional Grade II listed Regency townhouse on Clarendon Square, one of Royal Leamington Spa's most prestigious and architecturally significant garden squares.

Positioned beside the former residence of Napoleon III, the property occupies an enviable end-of-terrace position and offers elegant accommodation arranged over five floors, extending to approximately 2,750 sq ft.

Material Information:

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

The property is entered into an impressive open-plan living and dining room, a bright and sociable space enhanced by large windows overlooking Clarendon Square and double doors leading directly to the rear garden. A contemporary media wall provides a focal point, while tiled flooring continues seamlessly through to the kitchen.

The kitchen is well appointed with a range of integrated appliances, a range cooker and a central island providing both preparation and seating space. Double doors open directly onto the rear garden, creating an excellent indoor–outdoor connection for entertaining. To the rear of the ground floor is a practical utility room, with side access to the garden and a separate cloakroom/ WC.

A half landing hosts a spacious family bathroom complete with a large jacuzzi bath.

The first floor drawing room is particularly striking, featuring floor-to-ceiling sash windows that frame wonderful views across the historic square. Retractable double doors lead through to an additional bedroom which could also serve as a study or further reception room.

Occupying the entirety of the second floor, the principal bedroom suite provides an impressive and private retreat. The room incorporates a generous dressing area with built-in wardrobes and a stylish en-suite shower room.

On the third floor, a further double bedroom with en-suite bathroom sits beneath characterful exposed beams, adding to the home's period charm.

The lower ground floor offers a self-contained apartment, accessed via external steps to the front of the property. Currently operated as a successful short-term rental, the accommodation comprises a living room, double bedroom, kitchen and shower room, generating approximately £32,000 gross per annum.

To the rear of the house is a walled garden, thoughtfully arranged with a combination of decking and newly installed artificial lawn, creating a private and low-maintenance outdoor space.

Permit parking is available on Clarendon Square (approximately £25 per annum).

































About the Area

Set around one of Royal Leamington Spa's most iconic garden squares, Clarendon Square is widely regarded as one of the town's most elegant and architecturally significant addresses. The Parade (0.2 miles), provides a wide selection of independent boutiques, cafés, restaurants and everyday amenities, while the renowned Royal Pump Rooms (0.6 miles) and the award-winning Jephson Gardens (0.7 miles) offer beautifully landscaped green spaces and cultural attractions close at hand.

For families, the location is particularly well served by a number of highly regarded schools. The popular independent Kingsley School sits just across the square (0.2 miles), while Arnold Lodge School (0.4 miles) and the well-regarded North Leamington School (1.5 miles) are both easily accessible. A number of additional state and independent schools in both Leamington Spa and nearby Warwick further enhance the area's appeal for family living.

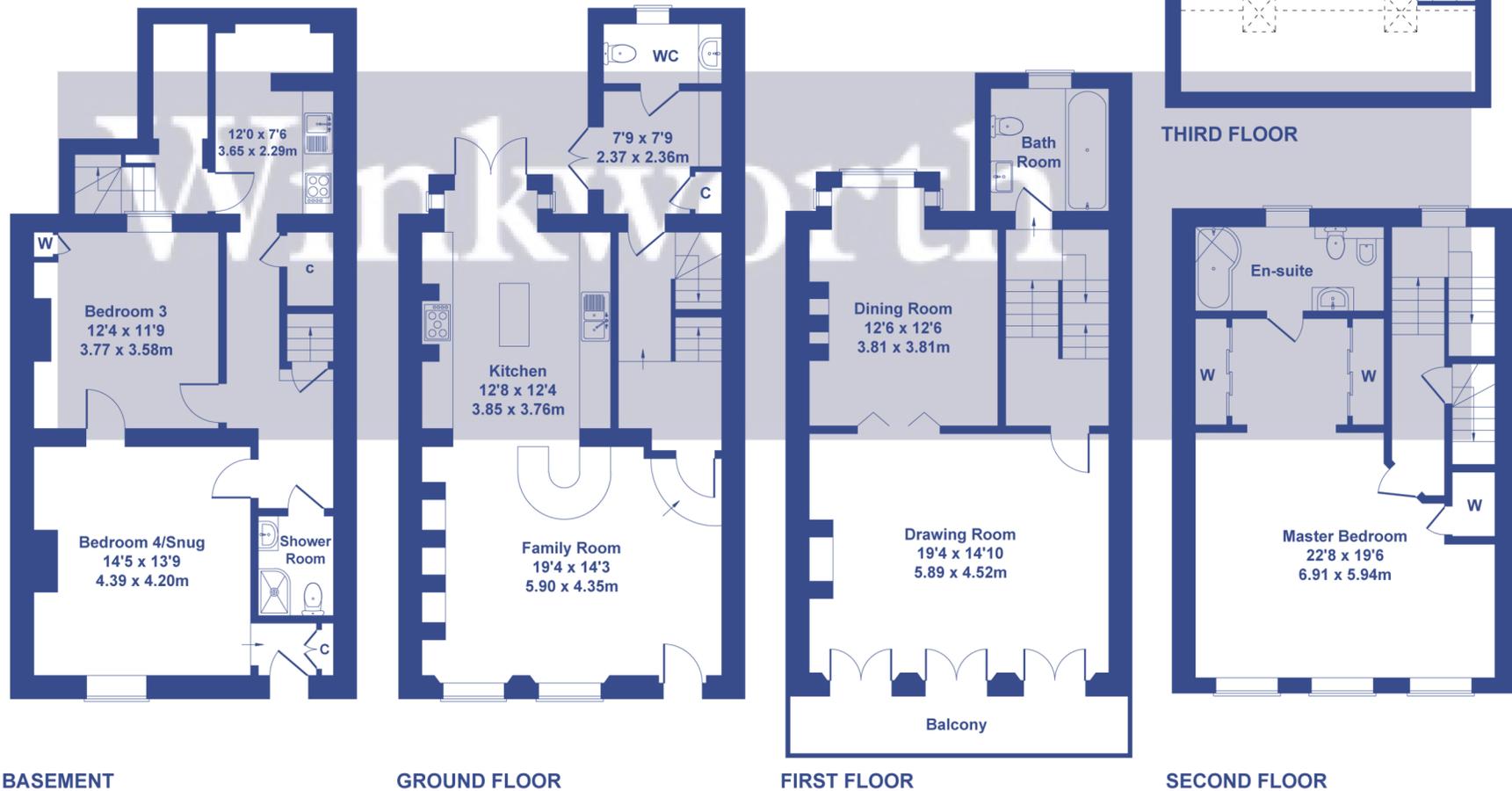
Leamington Spa benefits from excellent transport connections, making it a highly convenient base for commuters. Leamington Spa Railway Station (0.8 miles) offers regular direct services to London Marylebone (approximately 1 hour 20 minutes) and Birmingham (around 33 minutes). By road, the nearby M40 provides swift access to Oxford, London and the wider Midlands, while Birmingham International Airport, approximately a 40-minute drive away, offers a wide range of national and international destinations.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Clarendon Square, Leamington Spa

Approximate Gross Internal Area
2738 sq ft - 254 sq m



Not to Scale. Produced by The Plan Portal 2024
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