



Clarendon Square, Leamington Spa, CV32 5QT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A very rare opportunity to acquire this large, 3000 sq ft, and appealing Grade II listed semi detached property marvellously situated on the western side of Clarendon Square. This wonderful home with much charm and character is ideally positioned for walking into the town centre and Railway Station.

Binswood Lawn was built in 1824. It was the first house erected in the square which was completed around 1832. The architect was Peter Frederick Robinson, of Brook Street Mayfair, famed nationally as a designer of country houses and cottages. The Swiss style cottage was built for local landowner Edward Willes, of the notable Willes family of Newbold Comyn. Edward Willes was a leading contributor to the development of Leamington Spa, being responsible for the layout of a large part of the New Town. Willes also developed Newbold Gardens which were subsequently renamed Jephson Gardens and donated to the town.

The property does now require some modernisation but it offers bags of potential to modernise to a buyer's own taste, and occupies a large plot whilst also being sold with no upward chain.

The accommodation comprises - Entrance hall, study, living room, dining room, kitchen, utility area and cellar. To the first floor there are three double bedrooms, a family bathroom and en suite. On the second floor there are two further bedrooms.

Outside there is off road parking to the front and to the rear a broadly south facing garden.





Key Features

- Grade II listed semi detached
- 3000 sq ft of spacious accommodation
- Very sought after town centre location
- Requires some updating
- Much charm and character
- Five bedrooms, Two bathrooms
- Living room, dining room, study
- South facing garden
- No onward chain

Guide Price
£850,000

Entrance hall

Cloakroom/w.c

Study

10'3" x 8'1"

Dining room

24'2" x 14'10"

Living room

20'4" x 15'0"

Kitchen

16'2" x 13'0"

Bedroom

18'2" x 14'7"

En suite

Bedroom

20'0" x 14'10"

Bedroom

11'11" x 10'3"

Bathroom

Bedroom

11'7" x 10'2"

Bedroom

14'7" x 9'0"







Floorplan

Ground Floor

Approx. 140.9 sq. metres (1516.3 sq. feet)



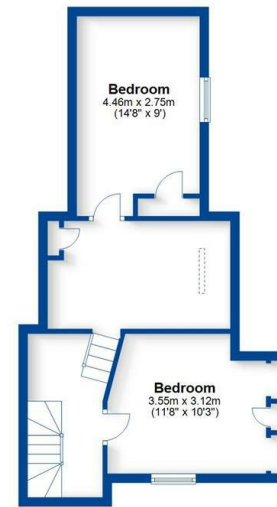
First Floor

Approx. 105.5 sq. metres (1135.4 sq. feet)



Second Floor

Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 287.2 sq. metres (3091.7 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact.
Property of Sheldon Bosley Knight not to be reproduced



EPC Rating - E

Tenure - Freehold

Council Tax Band - G

Local Authority
Warwick District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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