



Clarendon Square, Leamington Spa, CV32 5QX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

- SIX BEDROOM 4500 SQ FT TOWN HOUSE & TWO BEDROOM 1200 SQ FT GARDEN APARTMENT-

A very rare opportunity to purchase a very large six bedroom Grade II listed town house and a separate two bedroom garden apartment.

The main house is arranged over five floors, occupies one of Leamington's best addresses, and offers very flexible family living. The property requires further inspection to appreciate the size and quality of the accommodation on offer.

The accommodation comprises - 6 bedrooms, 3 reception rooms, 4 bath/shower rooms, 1 additional en-suite wc, 2 kitchens, study, conservatory, utility room and 2 useful loft rooms. The property is a quite outstanding Grade II Listed period townhouse which has been well maintained and sympathetically modernised to incorporate all modern amenities including gas fired central heating, underfloor heating, yet retains a wealth of original features throughout the property including sash windows, deep skirting boards, fireplaces and cornicing. The rear of the house is surrounded by a walled garden with several areas available for private alfresco dining to take advantage of the sun throughout the day.

The house also comes with a large 2 bedroom garden apartment which would produce a rental income in the region of £1500 pcm.

The property is ideally placed within walking distance to the main Parade, Victoria Park, and railway station.





Key Features

- Six bedroom regency town house & separate two bedroom garden apartment
- Main house 4500 sq ft & Apartment 1200 sq ft
- Four bath/shower rooms
- Living room, Dining room, Study
- Conservatory
- Magnificent space
- Town centre
- Period features
- Very sought after location

Guide Price
£1,800,000

Entrance hall

Dining room

16'9" x 16'0"

Kitchen

16'10" x 13'10"

Study

Shower room

Conservatory

13'6" x 10'0"

Living room

22'4" x 16'9"

Bedroom

16'10" x 11'8"

En suite w.c

Utility room

Bathroom

Bedroom

16'9" x 13'2"

Bedroom

16'10" x 12'8"

Bedroom

11'8" x 8'10"

Bedroom

16'9" x 11'0"

Bedroom

12'2" x 11'0"

Kitchen

16'10" x 13'10"

Bathroom

Attic room

17'0" x 11'1"

Attic room

11'4" x 10'11"

Apartment

Living room

16'10" x 13'10"

Dining room

20'10" x 8'0"

Snug

11'7" x 6'7"

Kitchen

19'1" x 11'5"

Bathroom

Bedroom

12'0" x 11'11"

En suite

Bedroom

20'2" x 6'0"







Floorplan



EPC Rating - D

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



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