



14 Clarendon Square, Leamington Spa





A beautifully appointed and completely refurbished Regency townhouse with private parking.

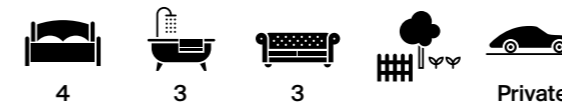
Distances

Leamington Spa railway station 1 mile, Warwick 2 miles, M40 (J13 and J15) 4.5 miles, Coventry 10 miles, Stratford-upon-Avon 11 miles, Birmingham International Airport 16 miles (all distances and time are approximate)

Situation

Clarendon Square is a highly desirable residential area in North Leamington Spa. The property is ideally located for walking into Leamington Spa's town centre, which has excellent shops and restaurants. At the heart of the town are the beautifully laid out Jephson Gardens on the banks of the River Leam. Throughout the town, there is evidence of the Regency and Victorian heritage for which Leamington Spa is renowned.

Some excellent schools within walking distance of the house include Arnold Lodge School, Kingsley School for Girls, North Leamington, Milverton and Brookhurst primary schools. Further schooling in Warwick includes Warwick School, King's High School for Girls, Warwick Prep, Warwick Boys and Myton School.



Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G



For commuters, trains run from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone. The motorway network is accessible at junctions 13, 14 or 15 of the M40, with Birmingham to the north and London to the south.

The property

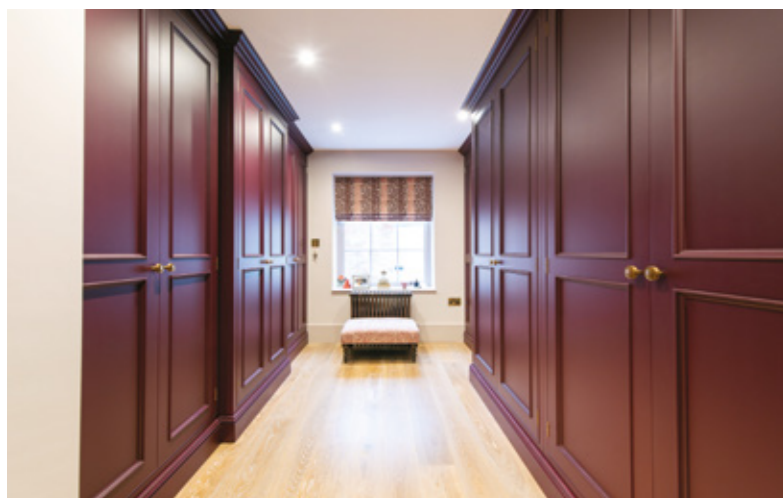
Clarendon Square is a charming Grade II listed semi-detached townhouse located on the western side of Clarendon Square, dating back to 1823. The current owners restored the property to a significantly high standard in 2021 and the finished product is truly outstanding. They have created an effortless blend of period features with beautiful and contemporary fixtures, fittings and finish. The high level of attention to detail paid throughout this project shines through, and the exceptional standard of work ensures this stunning home is one which is difficult to rival. All bathroom tiling is by Fired Earth; sanitaryware is by Catalano with Vola taps and fittings. The kitchen and utility have Perrin and Row taps for Devol. All rooms feature bespoke Italian radiators. The flexible accommodation is arranged over five floors and totals approximately 3,597 sq ft. Located in the conservation area and within close walking distance of Leamington town centre, this immaculately presented home has many original period features, including high ceilings, deep skirtings, architraves, picture rails, large sash windows and ornate ceiling coving.

The front door opens into an entrance hallway with Milan Tumbled Limestone flooring and a guest cloakroom to the rear. The open-plan kitchen has a front aspect and large sash windows with the original shutters and lovely views across the square. The kitchen has wooden flooring, a large central island, Caeserstone worktops, handmade tiles and a Chesney gas stove. The stunning deVol kitchen has a pantry cupboard and integrated appliances, including a Wolf oven, induction hob and two Fisher & Paykel dishwasher drawers. The kitchen continues into the breakfast room with further units, a gas two oven AGA and space for a large dining table.

The principal suite is in the basement and accessed from the main hallway, with a staircase leading down to the private suite. The large bedroom has Havwood flooring, handmade bespoke doors made of Architectural Bronze Casements, and shelving with uplighters on either side of the bed. There is a ample storage in the walk-in dressing area and a further lockable storage cupboard. From the dressing room, there is a door opening into the lightwell. The en suite shower room is beautiful, with Terazo ceramic flooring, a large walk-in en suite shower and dual basins.



On the first floor, a large drawing room stretches the width of the house and has a front aspect with lovely views overlooking the square. Double doors open on to a small lead balcony with original balustrades. The flooring is Havwoods, and the Jotul gas stove has a marble surround. Parliament hinged doors lead into the study/library with an original door from the landing and a rear aspect. The laundry room is also on this floor and has Caesarstone worktops, deVol units, a Belfast sink, fired earth tiling and space for a washing machine and dryer. The comms cupboard is also located here.



On the second floor are two large double bedrooms, a family bathroom and a tank room. The family bathroom has a front aspect, fired earth tiles and a large shower with a marble shower tray.

On the top floor is a guest bedroom with lots of eaves storage and a family shower room, with space on the landing for a study area.



Gardens and grounds

The west-facing gardens are walled on all sides with a small lawned area with Causton steel edging and Pleached hornbeam trees giving privacy, along with a yew tree and a rare Japanese cottonwood tree. The paving is ceramic, and there is plenty of space for entertaining. Three storage cupboards are located from the lightwell and accessed from the basement's principal suite. A shared passageway between the two houses leads to a private gate that opens to the garden. There are fitted wooden cupboards, which are perfect storage for the items you usually put in a shed.

There is parking on a private driveway in front of the house for three cars. Cabling is ready should a buyer want to fit an electric charging point. The front pavement has been upgraded to large, beautiful Sandstone tiles.

Services

All main services are connected to the property. Gas-fired central heating.

Directions (CV32 5QT)

what3words: //edge.memo.spin



Viewing

By prior appointment only with the agents.

We would be delighted to tell you more

Samantha Bysouth
01789 297735

samantha.bysouth@knightfrank.com

Will Ward-Jones
01789 297735

william.ward-jones@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway
Stratford-upon-Avon
Warwickshire CV37 6YX
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Approximate Gross Internal Floor Area

334 sq m (3,597 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





Date: 30 April 2024
Our reference: STR012484071

14 Clarendon Square, Leamington Spa, CV32 5QT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,150,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206 953
samantha.bysouth@knightfrank.com

William Ward-Jones
Partner, Office Head
+44 1789 206 951
william.ward-jones@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

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V4.2 Feb 24