



29 & 29A CLARENDON SQUARE





Leamington Spa, Warwickshire







AN EXCELLENT GRADE II LISTED REGENCY TOWNHOUSE IN THE CENTRE OF LEAMINGTON

With a separate two bedroom basement apartment which could easily be integrated with the main house, or kept as a separate dwelling

House – (4,566 sq. ft)

				EPC
6	4	4		D

Basement Apartment (1,216 sq. ft)

				EPC
2	1	1		D

Permitted parking | Grade II listed

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 times 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.

Trains run from Leamington Spa and Warwick Parkway to Birmingham and London Marylebone for commuters. 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

Main House

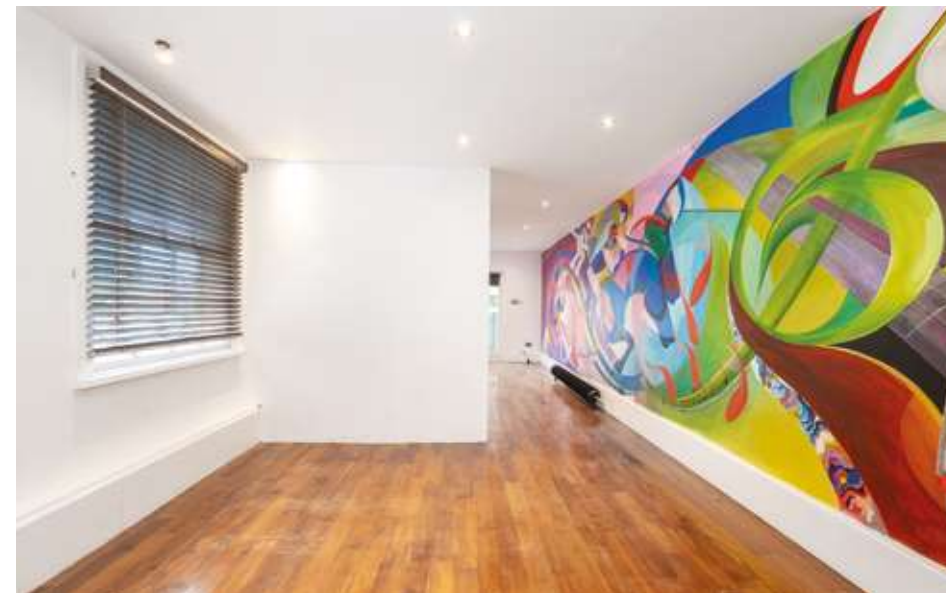
29 Clarendon Square is an impressive Grade II listed Regency townhouse occupying an enviable location on one of Leamington Spa's famous garden squares. It offers elegant and spacious accommodation arranged over five floors, plus a self-contained basement apartment. Positioned on a sought-after residential street, this townhouse is within walking distance of Leamington's vibrant town centre, parks, and excellent transport links.

The ground floor benefits from underfloor heating throughout, providing modern comfort while retaining classic features such as sash windows, deep skirting boards, ornate cornicing, and original fireplaces.



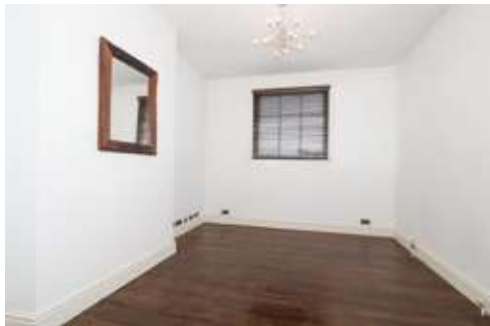






Stone roll-edged steps rise to an elegant stone portico porch, framed by classical Tuscan columns. The front door opens into a welcoming entrance hallway with a staircase rising to the first floor and tiled flooring. The breakfast room has a front aspect and large sash windows, with double doors opening into the kitchen. A family room is accessed from a study area, at the rear of the house, which features a small shower room and conservatory beyond.

On the first floor is an elegant drawing room with two doors opening on to a balcony, which enjoys stunning views across the square. The principal bedroom has fitted wardrobes, a WC and off the landing is a utility room and family bathroom.





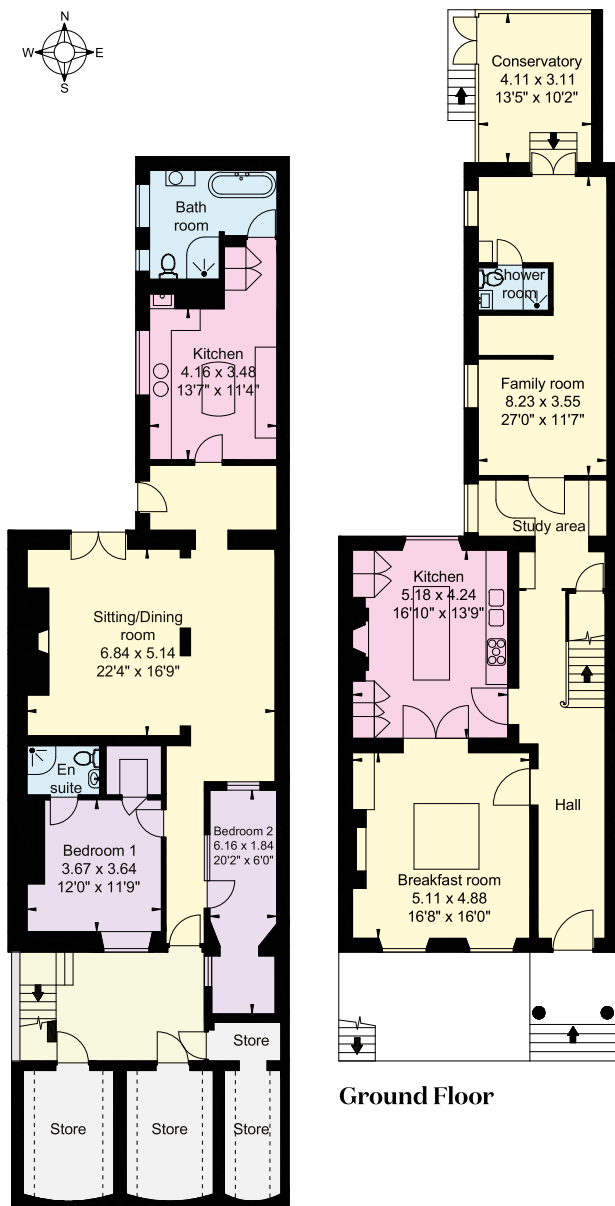


On the second floor, there are two further good-sized double bedrooms, a smaller room which would work well as a dressing room and a shower room.

On the third floor, there are two further bedrooms, a bathroom and a kitchen/dining room, which would work well for a teenager wanting their own space. The fourth floor has two further rooms which could be used in a variety of ways.

To the rear, the house has a pretty enclosed walled garden. Permit parking is available through the council at a price of £25 per annum.





Lower Ground Floor Apartment

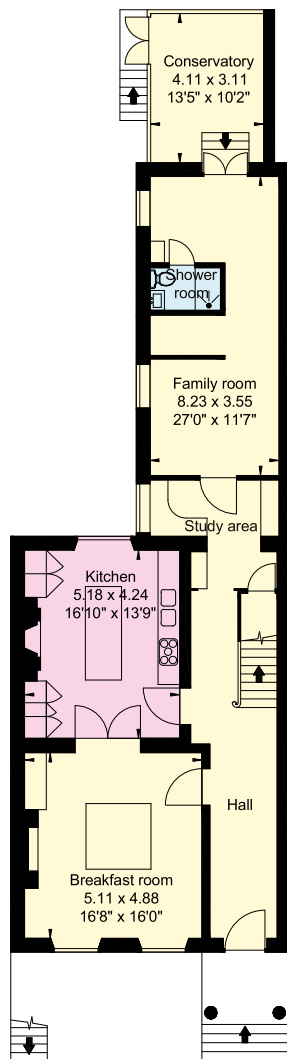
Approximate Gross Internal Area

House: 424 sq m (4,566 sq ft)

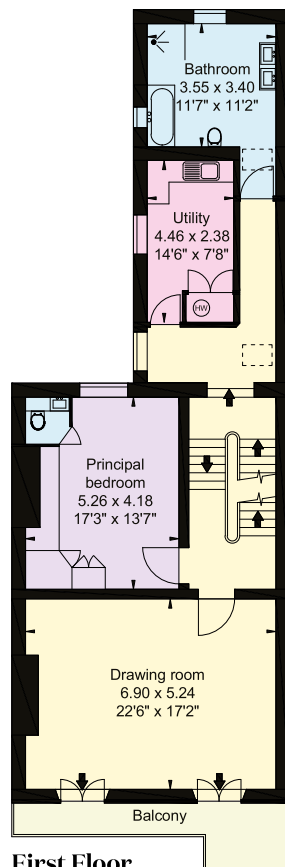
Apartment: 113 sq m (1,216 sq ft)

Stores: 30 sq m (323 sq ft)

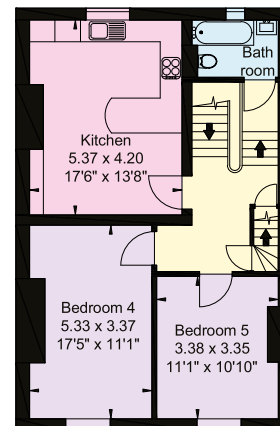
Total: 567 sq m (6,105 sq ft) inc. restricted head height



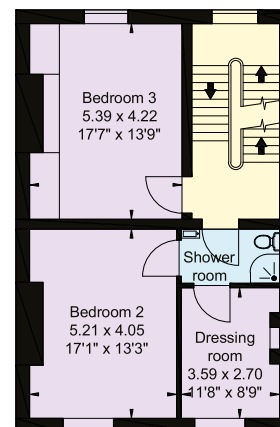
Ground Floor



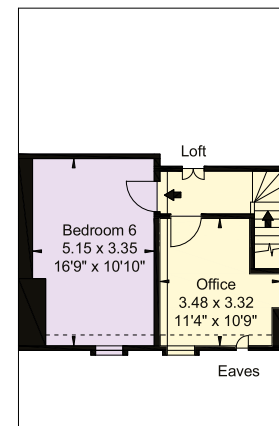
First Floor



Third Floor



Second Floor



Fourth Floor

Denotes restricted head height

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Basement Apartment

The basement level is a self-contained two bedroom apartment, ideal for guests, rental income, or multigenerational living. With its own private entrance, it offers flexible and independent accommodation including a kitchen, double bedroom with en suite shower, further bedroom, family bathroom, and sitting/dining area. To the rear, accessed from the sitting/dining room or inner hallway, is a private terrace.









PROPERTY INFORMATION

Services: All main services are connected to the property. Gas-fired central heating. Underfloor heating to the ground floor of the main house.

Directions (CV32 5QX)
what3words://glory.units.gravy

Tenure: Freehold

Local Authority: Warwick District Council.
Band G (no 29) and Band C (no 29a)

I would be delighted
to tell you more.

Samantha Bysouth

01789 297735

samantha.bysouth@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

Date: 13 June 2025
Our reference: STR012509735

29 Clarendon Square, Royal Leamington Spa, CV32 5QX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

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

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



KNIGHT FRANK LLP

Enc:

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

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

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24