



7 Clarendon Square
Leamington Spa | Warwickshire | CV32 5QJ

FINE & COUNTRY

7 CLARENDON SQUARE

An opportunity to acquire a Grade II Listed Regency townhouse with style and character throughout. Located on one of Royal Leamington Spa's most prestigious addresses, this property provides spacious accommodation arranged over five floors, with the newly renovated basement offering a separate annexe.



KEY FEATURES

Ground Floor

Steps lead up to the front door which opens into the tiled kitchen/family room. There is an immediate sense of grandeur as you walk towards the kitchen, with the impressive bar and overhead glass storage being a central feature for this room. The modern fully fitted bespoke kitchen with granite worktops and central island has integrated appliances, Rangemaster oven with extractor, wine cooler, and American style fridge freezer.







Lower Ground Floor

The lower ground floor has been fully renovated by the current owner. It can be entered from its own front door or with the internal staircase. With its own kitchen, bedroom, bathroom and snug it can be used as a self-contained apartment or of course additional accommodation.







First Floor

The family bathroom is found on the way to the first floor, this modern room has a large Jacuzzi bath with built in TV, sink and w.c.

On the first floor is an impressive living room with two sets of French doors which open to a small balcony with views of the square. This room boasts a feature fireplace, deep skirting boards, decorative coricing and ceiling rose. Through a set of double doors leads you to one of the good-sized double bedrooms.





Second Floor

The spacious master bedroom is found on the second floor and has its own wonderful dressing area with full length sliding mirror doors, views on to the square and its own en-suite shower room with w.c, bidet, and wash hand basin with vanity unit below.

Third Floor

Stairs rise to the top floor which offers a further bedroom and en-suite shower room.











Outside

The pretty south facing garden is arranged on two levels and can be accessed from the kitchen or side entrance.





LOCATION

Clarendon Square is a highly sought after address in Royal Leamington Spa and is located within walking distance of the town centre. Leamington Spa is famous for its Jephson Gardens on the banks of the River Leam and throughout the town, there is evidence of the Victorian and Georgian heritage for which Leamington is renowned. The area has some excellent schools, most notably Arnold Lodge and Kingsley School for Girls in Leamington Spa, Warwick Boys School, Kings High School for Girls and Warwick Prep School in Warwick. There are theatres in Stratford upon Avon, home of the Royal Shakespeare Company, golf at The Warwickshire in Leek Wootton, racing at Stratford and Warwick, Sailing and fishing at Draycote Water and polo at the Royal Leamington Polo Club.

Leamington Spa trains to London Marylebone from 71 mins and Birmingham from 31 mins

M40 (J13 & J15) - 4 miles

Warwick - 2.5 miles

Stratford upon Avon - 11 miles

Birmingham City Centre - 18 miles

Birmingham International Airport - 17 miles



INFORMATION

Services

Connected to all mains gas, water, drainage, and electricity

Local Authority

Warwick District Council

Viewing Arrangements

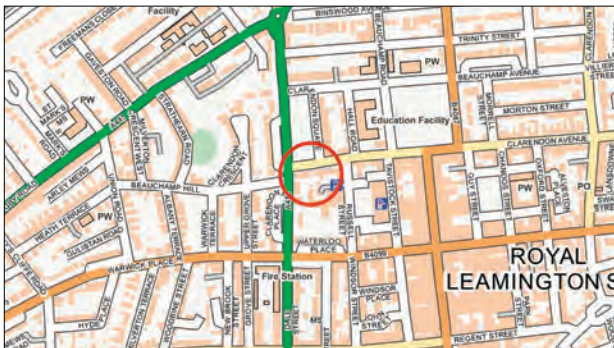
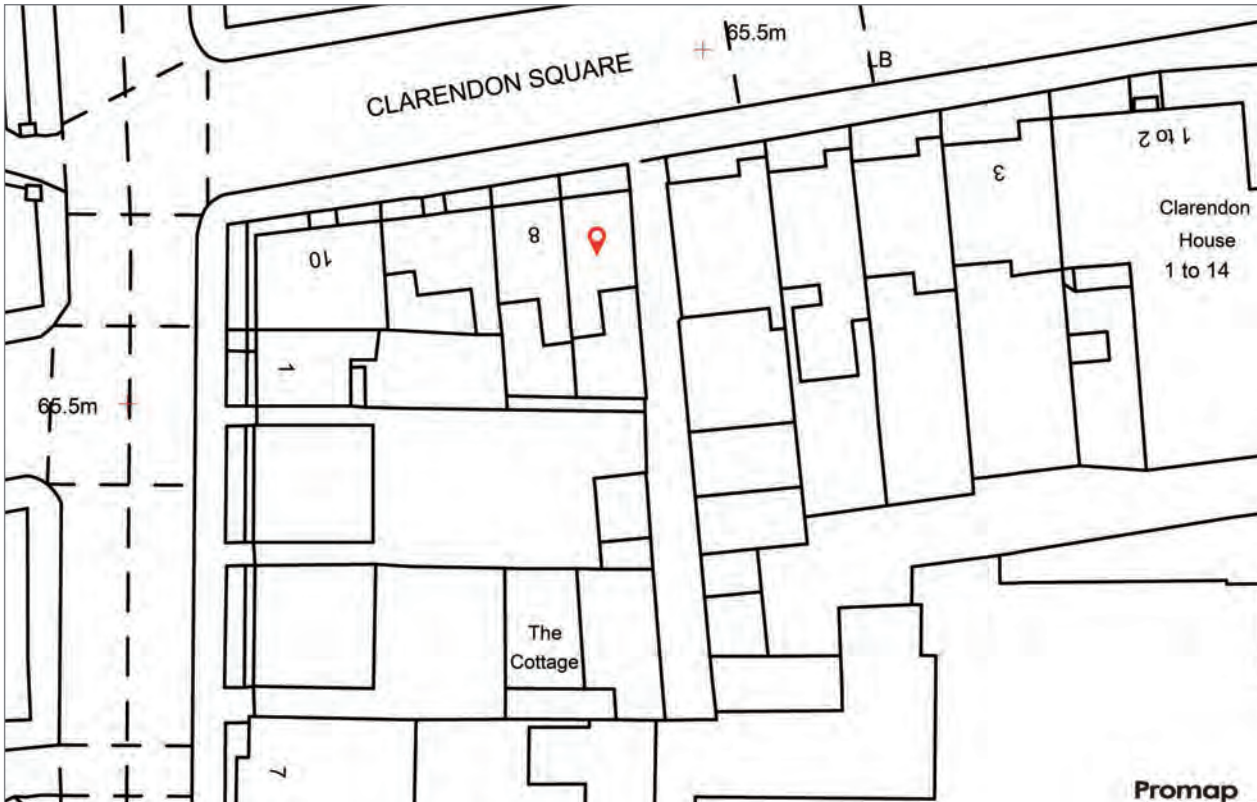
Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

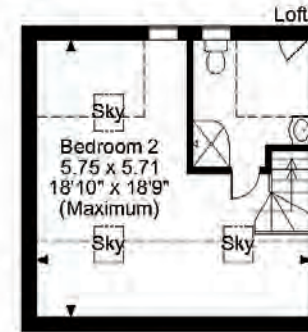
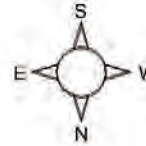
For more information visit www.fineandcountry.com/uk/Leamington-Spa

Directions

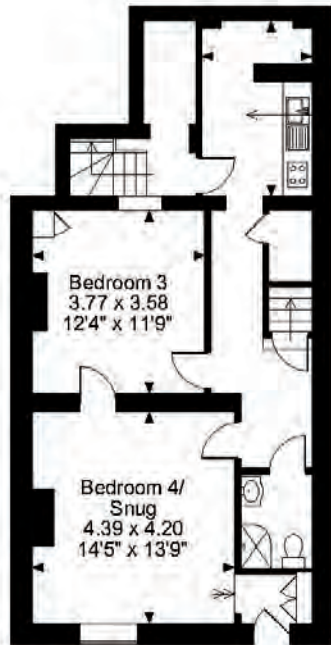
Proceed north on the Parade. At the top turn left onto Clarendon Avenue, continue straight onto Clarendon Square and No 7 is situated on the left.



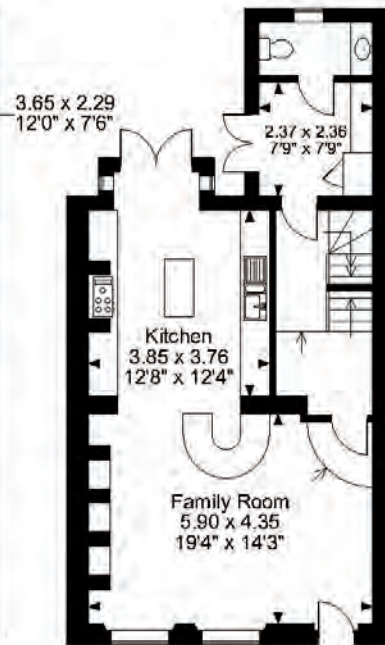
Clarendon Square, Leamington Spa
Approximate Gross Internal Area
2734 Sq Ft/254 Sq M
Balcony external area = 80 Sq Ft/7 Sq M



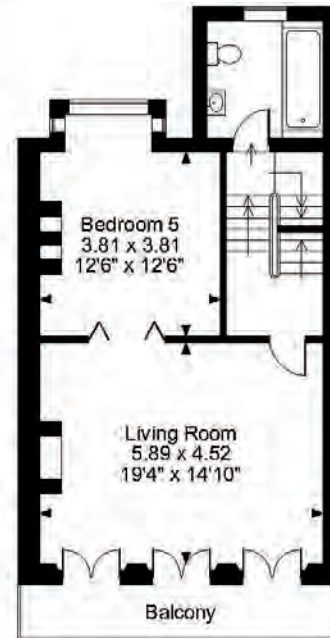
Third Floor



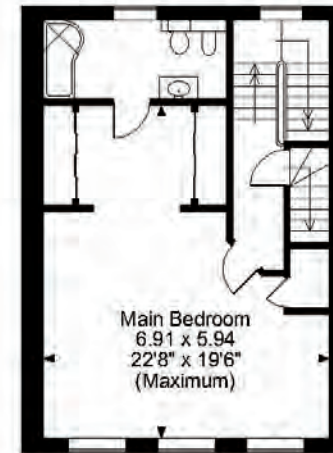
Basement



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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EPC EXEMPT



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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JAMES PRATT

ASSOCIATE ESTATE AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process. James has also acquired many reputable contacts and relationships along the way including Solicitors and Surveyors some of which have been instrumental in progressing sales. He has fantastic passion and drive to deliver the best results and service for his clients and has been involved in some of the largest residential sales and developments in the town. His belief is that you should go above and beyond to promote the property and works seven days a week often into the evenings to ensure things are running smoothly with a sale. James feels extremely proud and privileged to work for Fine and Country and in 2019 the Leamington Spa Team won two awards at the prestigious annual Fine & Country International awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall operator were presented by former England rugby player, Matt Dawson. Having dealt with many agency's over the years James would only consider working for Fine & Country. Recently completing a RICS commercial agency training course James hopes to continue his success into the Commercial property market.



NICKY MOORE

BRANCH PARTNER

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Nicky has worked with Fine and Country since 2016 and became Partner of the Leamington branch in July 2018. She has received many 5* reviews from happy clients on the AllAgents review site. Nicky has lived in the area all her life, so has an intimate knowledge of local schools, facilities and village life around Warwickshire. She is very passionate about property and is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. She has a keen eye for detail and her enthusiasm comes to the forefront when she is building relationships with people and finding them their perfect home. In her spare time, Nicky enjoys riding and competing her horse which she has done since she was a child. Contact her now for expert advice on the marketing and sale of your home.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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