



29 Sherbourne Place  
Clarendon Street | Leamington Spa | Warwickshire | CV32 5SW

FINE & COUNTRY



# STEP INSIDE

## 29 Sherbourne Place

Welcome to 29 Sherbourne Place, a magnificent Grade II Listed Regency villa that redefines urban living. This double-fronted gem, centrally located in the town, presents a blend of period charm and modern elegance. With four reception rooms, a dazzling newly fitted kitchen dining room, four spacious bedrooms, and three lavish bathrooms, this residence stands as the epitome of fine living.

There are gardens to front and rear and off-road parking through electric gates at the back of the property. The current owners have restored the property beautifully and have sympathetically combined tasteful decoration

### Ground floor

Step through the grand pillared portico into an inviting entrance hall, where the journey into the heart of this home begins. The ground floor exudes an airy, light-filled ambiance. The living quarters include a generously proportioned drawing room with an adjoining snug room and an orangery offering serene views of the rear garden. To the front, a formal dining room awaits, and down the hallway, you'll discover practical amenities such as a utility room and a convenient w/c. At the rear, an exquisite, newly-fitted kitchen dining room beckons, seamlessly connecting to the charming rear garden.

### Basement

From the ground floor you can access the superb basement which has been fully tanked and provides further storage and scope for a cinema room or home gym.















### First floor

Ascend the stairs to the first floor, where a spacious landing area provides access to a delightful main bedroom suite at the front, complete with an ensuite.

To the rear, you'll find the second bedroom, also with ensuite, offering comfort and style.

Two additional double bedrooms provide versatility, while a stunning family bathroom, featuring a standalone bath and double shower, is a sanctuary of relaxation.











### Outside

This property boasts beautiful gardens at both the front and rear, enhancing the overall allure. At the back, an uncommon amenity awaits behind electric gates—a hard standing area for three cars, an invaluable asset in town living.





# LOCATION

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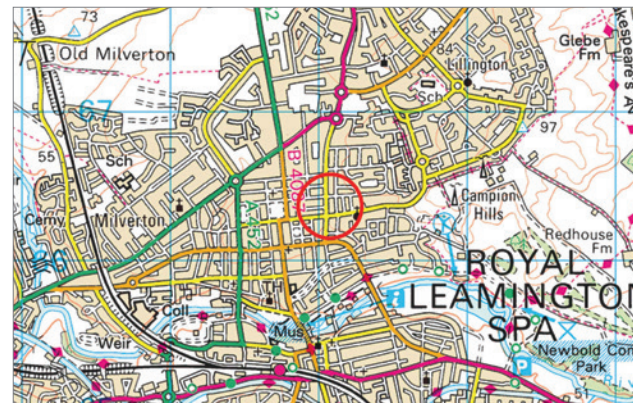
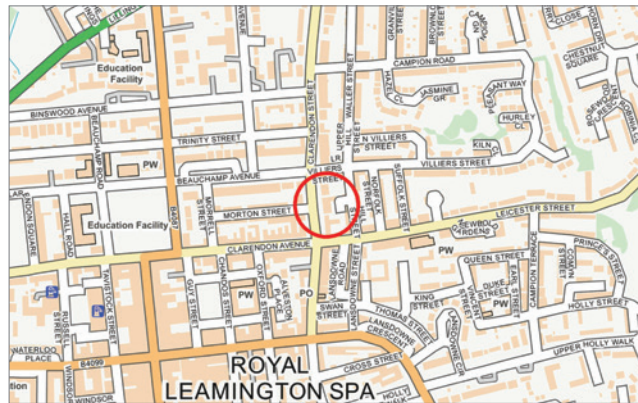
Sherbourne Place is one of Leamington's most desirable addresses. Renowned for its Victorian painted stucco villas and beautiful regency houses, much of the charm of nineteenth-century planning can still be found in and around the town which is known as the Bath of the Midlands. Situated within walking distance of the Parade Royal Leamington Spa where you will find an array of good shopping, wonderful bars and restaurants and great schooling both state and private. Access to the Midland motorway network including M40 & M42 is close by via junctions 13 & 15. Trains into London Marylebone are from Leamington station and Birmingham International Airport is only ½ an hour away. In 2015 the historic town of Leamington Spa was voted the third best place to live in the UK by the Times national newspaper and in 2017 the paper named Leamington the happiest place to live. In 2018 the Times named neighbouring County town Warwick the best place to live in the UK, so the area is becoming highly desirable and sort after. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the river Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. As a previous Britain in bloom winner the town has several key parks including Jephson Gardens, Victoria Park, Royal Pump Room gardens, Mill gardens, The Dell and Newbold Comyn. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon Avon. Leamington Spa is also just seven miles from the world-famous Warwick University. Warwick Parkway, Leamington Spa and Coventry offer direct rail services to London.











**Services**

We believe the property is connected to mains gas, electricity, water, and drainage.

**Notes**

The property is situated in a controlled parking zone and conservation area.

**Local Authority** Warwick District Council | Tax Band: G

**Viewing Arrangements** Strictly via the vendor's sole agents Fine & Country on 01926 455950.

**Website** For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

**Opening Hours:**

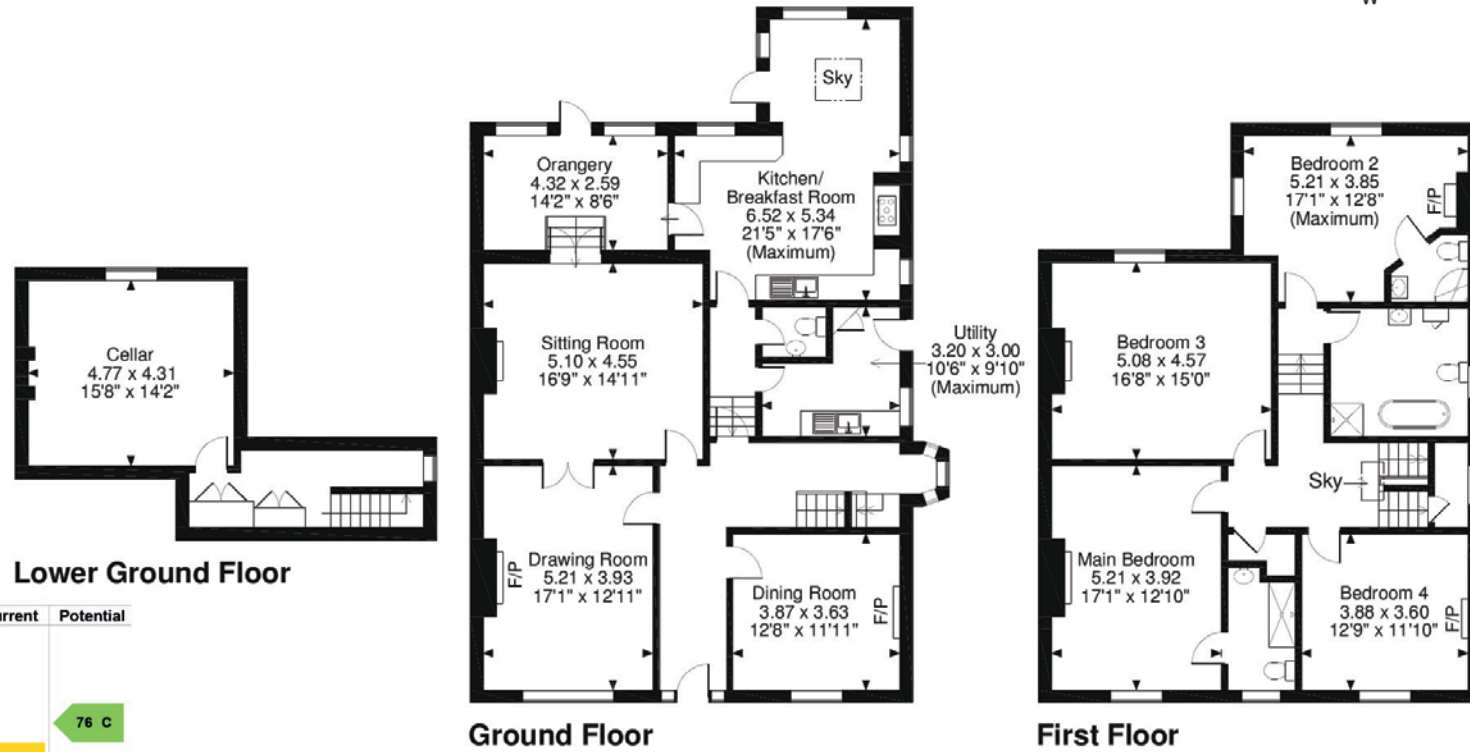
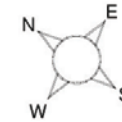
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

**Directions**

From the Parade head north up the Parade and at the end turn right onto Clarendon Avenue, continue on Clarendon Avenue to the end where you will come to crossroads with traffic lights. Turn left at the traffic lights onto Clarendon street and a short distance along is a row of houses Sherbourne place where you will see number 29.



Sherbourne Place, Clarendon Street, Leamington Spa  
 Approximate Gross Internal Area  
 2943 Sq Ft/273 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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£1,350,000



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# JAMES PRATT

PARTNER AGENT

*follow Fine & Country Leamington Spa on*



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