



8 Clarendon Square
Leamington Spa | Warwickshire | CV32 5RE

STEP INSIDE

8 Clarendon Square

An opportunity to acquire a Grade II Listed Regency townhouse with character throughout. Located on one of Royal Leamington Spa's most prestigious addresses. This property provides spacious accommodation arranged over five floors with a south-facing courtyard.

Accommodation summary

Ground Floor

Steps lead up to the front door which opens into the hallway with a large open plan living room to the right. To the rear there is an office space plus storage/garden room leading out to the courtyard garden.

Lower Ground Floor

The stairs lead down to the lower ground floor where you find the open plan kitchen/dining area. The bespoke kitchen has a Rangemaster oven with gas hob and central island with breakfast bar. This leads out to the utility and WC as well as stairs out to the courtyard garden.

First Floor

One of the family bathrooms are found on the way to the first floor, it is fully tiled with a walk in corner shower.

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 corning and ceiling rose. A set of double doors leads you to one of the good-sized double bedrooms.

Second Floor

There are two good sized bedrooms on this floor with the second family bathroom.

Third Floor

Stairs rise to the top floor which offers a wonderful main bedroom with exposed timber beams and en-suite bathroom.











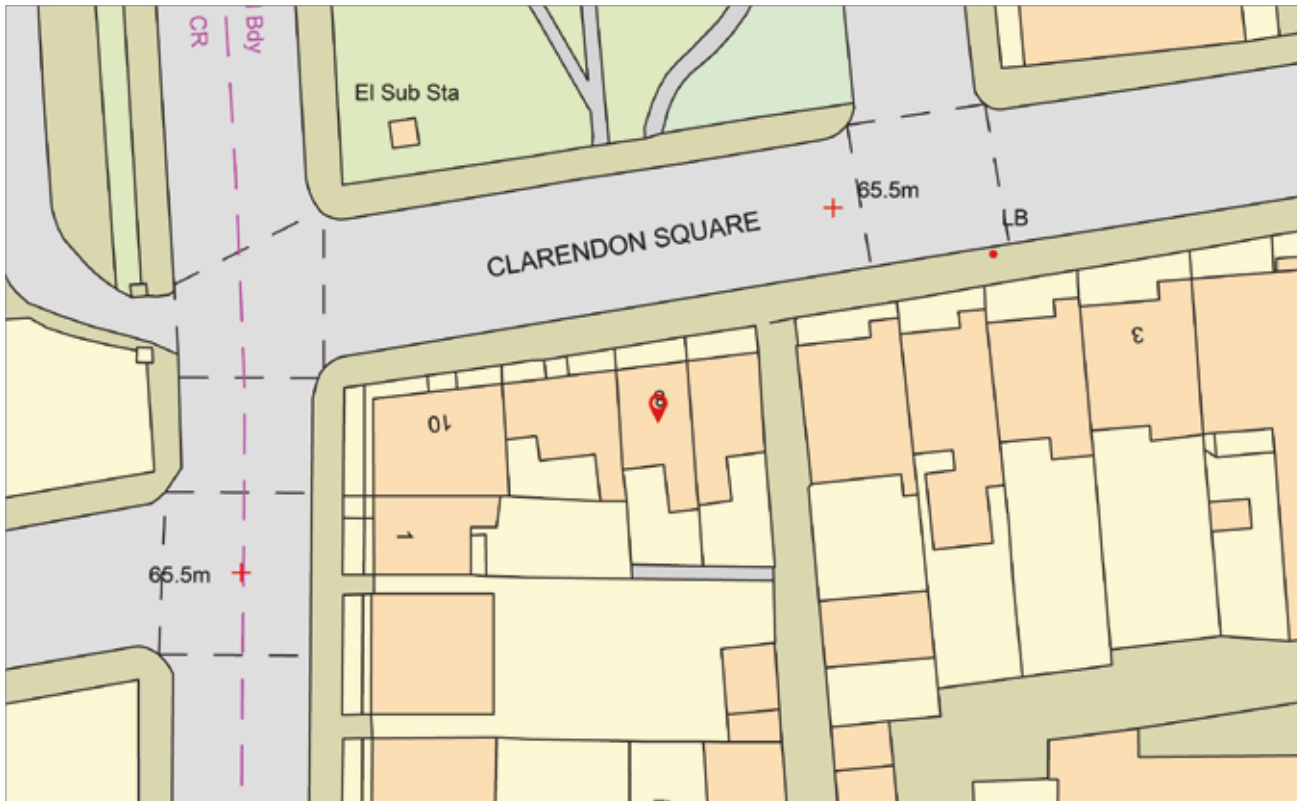




LOCATION

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. 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 in just over an hour and Birmingham in twenty-six minutes.





Outside

The south facing courtyard garden has a rear entrance and can be accessed from the utility on the lower ground floor or storage/garden room on the ground floor.

Services

Connected to all mains gas, water, drainage and electricity

EPC - Exempt, Grade II Listed

Local Authority - Warwick District Council

Viewing Arrangements

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

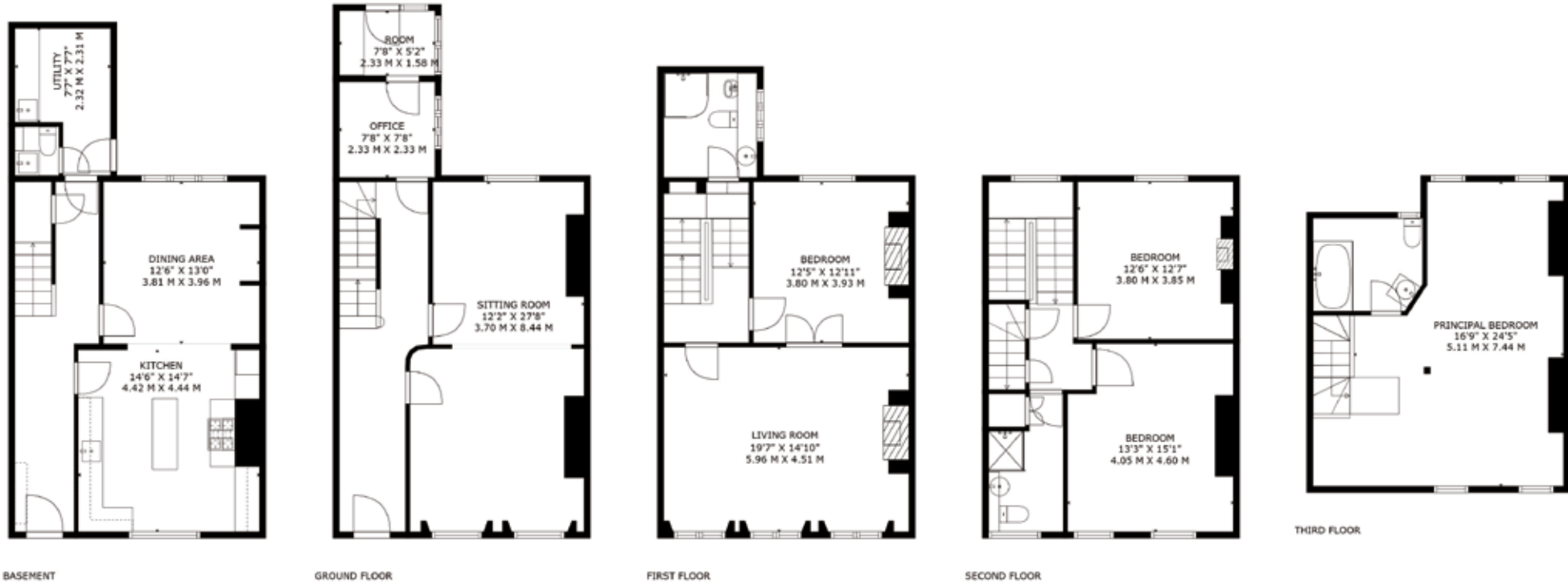
Website

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 8 is situated on the left.





EPC Exempt

GROSS INTERNAL AREA
 BASEMENT: 644 sq. ft, 60 m2, GROUND FLOOR: 654 sq. ft, 61 m2, FIRST FLOOR: 615 sq. ft, 57 m2, SECOND FLOOR: 550 sq. ft, 51 m2, THIRD FLOOR: 462 sq. ft, 43 m2
TOTAL: 2925 sq. ft, 272 m2

Guide price £1,000,000

Sizes And Dimensions Are Approximate, Actual May Vary.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed





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