



**ehB**  
RESIDENTIAL

Your Property - Our Business

10, Clarendon Square, Leamington Spa





A truly outstanding opportunity to acquire a magnificent Grade II listed Regency townhouse of substantial proportions. Comprising beautifully modernised 5+2 bedrooms and 3+2 bathrooms providing accommodation arranged over four floors, including large self-contained lower ground floor apartment, in this much favoured town centre location.

#### Clarendon Square

Is an attractive town centre location of principally Regency style townhouses overlooking a pleasant open green area a short walk from the town centre and all amenities, including shops, schools and a variety of recreational facilities. Also convenient for the local railway station and access to the motorway network. This particular location has consistently proved to be one of Leamington's most popular.

ehB Residential are pleased to offer No 10 Clarendon Square which is a most impressive Regency townhouse of immense style and character. The property has undergone considerable modernisation and improvement including re-fitted kitchen and bathrooms, yet has retained much of the property's original style and character.

In detail the accommodation comprises:-

#### Pillared Portico Porch

Timber panelled entrance door, glazed fanlight over, glazed side panels leads to the...

#### Spacious Reception Hall

Original staircase and balustrade off, tiled floor, concealed radiator.

#### Boot Room

15'10' x 10'4" (4.83m<sup>2</sup> x 3.15m)  
Windows to two aspects, radiator.

#### Sitting Room

17'9" x 16' (5.41m x 4.88m)  
Period style cast iron fireplace and mantle with marble hearth, radiator.

#### Dining room

14'8" x 13' (4.47m x 3.96m)  
Oak flooring, alcoves with custom made base units, radiator, access to...

#### Re-Fitted Breakfast Kitchen

Harvey Jones kitchen with base cupboard and drawer units with stainless steel door furniture, complimentary granite work surfaces, with inset stainless steel one and a half bowl sink unit and mixer tap, matching range of high level cupboards incorporating microwave, built-in oven, coffee maker, twin drawer dishwasher, fridge freezer,







matching island unit providing further cupboards and integral breakfast bar. Boiler cupboard containing gas fired central heating boiler, downlighters, radiator.

#### Utility Room

7'6" x 6'6" (2.29m x 1.98m)

Base cupboard and drawer units, granite work surfaces, stainless steel sink unit, matching high level cupboards, tiled floor, downlighters.

#### Stairs to Mezzanine Landing

Original balustrade.

#### Cloakroom/WC

Low flush WC, pedestal basin with mixer tap, mosaic tiled splashbacks and floor, radiator.

#### Stairs and Spacious First Floor Landing

French doors to original wrought iron balcony, coved cornice.

#### Drawing Room

27'6" x 16' (8.38m x 4.88m)

Four French doors to balcony, original period cast iron fireplace with marble hearth and mantle, oak flooring, two radiators, ceiling roses.

#### Bedroom

14'10" x 13'6" (4.52m x 4.11m)

French doors to balcony, radiator, full height built-in wardrobes comprising of four double and one single built-in wardrobe with hanging rails and shelves.

#### Dressing Lobby

Double built-in wardrobe with hanging rail, cupboard over, leads to the...

#### En-Suite Bathroom/WC

12'10" x 10'9" (3.91m x 3.28m)

Jacuzzi panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, oversized multi-jet walk-in shower cubicle, tiled chrome heated towel rail, contemporary style heated towel rail.

#### Staircase to Further Mezzanine Landing

Balustrade.

#### Separate WC

Low flush WC, pedestal basin, mixer tap, radiator, tiled splashbacks and floor.

#### Staircase to Second Floor Landing

Balustrade, Velux windows, built-in cupboard and radiator.







**Bedroom**  
16'9" x 15'10" (5.11m x 4.83m)  
Sash window, radiator.

**Study**  
16'9" x 13' (5.11m x 3.96m)  
Sash windows to two aspects, radiator, custom built-in bookcase.

**Bedroom**  
15'3" x 13'6" (4.65m x 4.11m)  
Radiator, sash windows, Karndean style flooring.

**En-Suite Shower Room/WC**  
7'9" x 6'9" (2.36m x 2.06m)  
Tiled floor with quadrant shower cubicle, integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, downlighters.

**Bathroom/WC**  
12' x 10' (3.66m x 3.05m)  
Attractive antique style white suite comprising; stand alone bath with mixer tap and attachments, quadrant tiled shower cubicle, integrated shower unit, pedestal basin, high flush WC, half tiled walls and floor, chrome heated towel rail, downlighters, airing cupboard, lagged cylinder and immersion heater, cast iron period fireplace feature, sash window.

**Stairs to Third Floor**  
Comprising...

**Bedroom**  
19' x 12' (5.79m x 3.66m)  
Two built-in cupboards, radiator, exposed purlins, windows to two aspects, connecting to...

**Bedroom**  
14' x 12' (4.27m x 3.66m)  
Velux window, radiator, exposed purlins.

**Bedroom**  
13' x 11'4" (3.96m x 3.45m)  
Velux window, radiator.

**Self-Contained Lower Ground Floor Apartment**  
Comprising dining room, fitted breakfast/kitchen, lounge, two double bedrooms both with en-suite facilities, lobby, separate WC, utility, seating area.

**Outside Accessed Via Steps**  
Accessed from the Kitchen is a pleasant walled courtyard garden area, paved with raised brick seating. To the front of the property is a lower fore court accessing the Lower Ground Floor Apartment with original railings.







#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band F.

#### Location

10 Clarendon Square  
Leamington Spa  
CV32 5QJ













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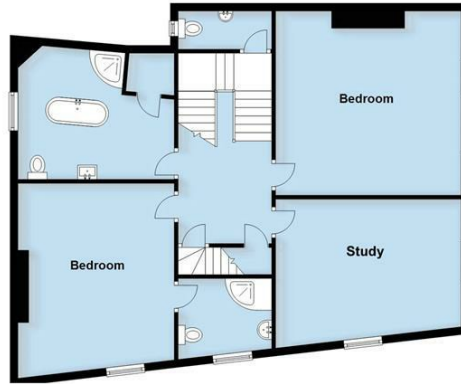
- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

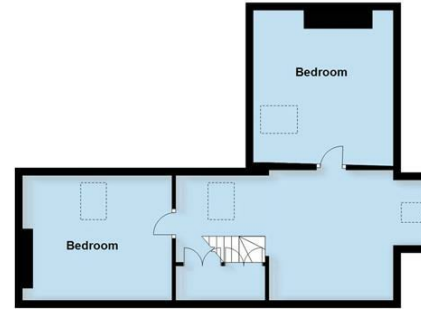
01926 881144 [ehbresidential.com](http://ehbresidential.com)

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

**Second Floor**  
Approx. 97.7 sq. metres (1052.1 sq. feet)



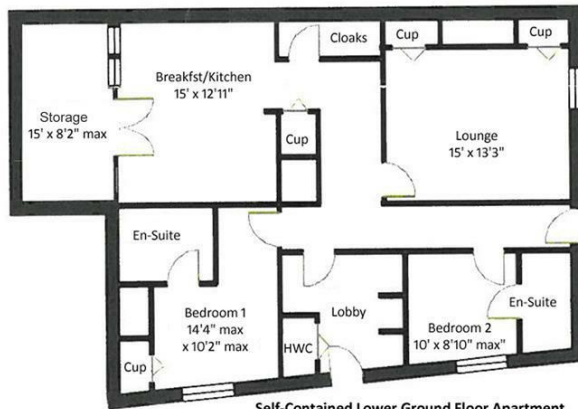
**Third Floor**  
Approx. 52.9 sq. metres (569.1 sq. feet)



**Ground Floor**  
Approx. 101.9 sq. metres (1097.0 sq. feet)



**First Floor**  
Approx. 97.7 sq. metres (1051.8 sq. feet)



The plan is for illustration purposes only and should not be relied upon as a statement of fact.

**Total area: approx. 350.2 sq. metres (3770.0 sq. feet)**

This plan is for illustration purposes only and should not be relied upon as a statement of fact (Self-Contained Lower Ground Floor not included in sq. footage)