



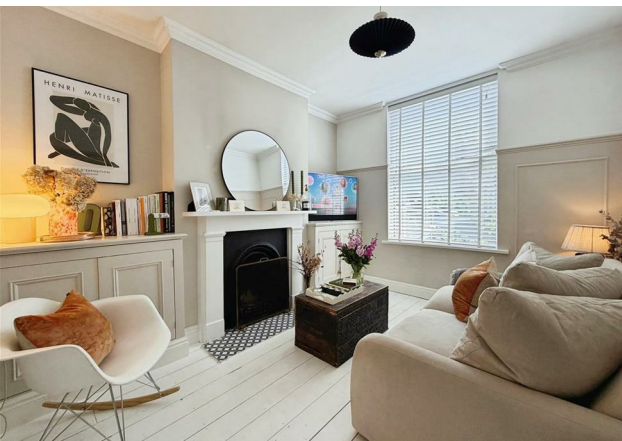
CLAPHAM SQUARE, TOWN CENTRE

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FOR SALE



A beautifully presented Victorian terrace tucked away in a peaceful cul-de-sac, thoughtfully renovated to combine period character with stylish contemporary living. This charming home retains a wealth of original features whilst benefiting from bespoke storage solutions, high-quality finishes and a versatile loft room. The accommodation comprises an inviting entrance hallway, a cosy living room with bespoke fitted cabinetry, and a stunning dining room featuring a striking glazed staircase wall and heritage-style fitted storage. The beautifully crafted kitchen offers a blend of rustic charm and practical functionality, while the stylishly refitted ground-floor bathroom provides a luxurious finish.

To the first floor are two generous double bedrooms, both showcasing period features and tasteful décor. A fixed staircase ladder leads to a fully boarded loft with two Velux windows, power and lighting. Outside, the property enjoys both front and rear gardens. The private rear courtyard has been designed for low-maintenance living and entertaining, with built-in seating, attractive brick walls and a useful brick outbuilding. Ideally located within walking distance of Leamington Spa town centre, the railway station, Clapham Terrace Primary School and the Grand Union Canal, this exceptional home offers character, convenience and lifestyle in equal measure.

Property Details

Hallway

Entered via a stylish painted timber front door with glazed inserts and an attractive glazed panel above. The welcoming hallway features fixed entrance matting, striking herringbone-effect flooring and a beautifully decorated staircase rising to the first floor. Doors lead to the living room, while the hallway flows naturally into the dining room.

Living Room

A charming and characterful reception room featuring painted exposed floorboards, a feature fireplace with painted timber surround and tiled hearth, decorative wall panelling and bespoke deep alcove storage cupboards. A radiator and double-glazed window complete the room.

Dining Room

A superb second reception space ideal for entertaining, featuring continued herringbone flooring, a traditional three-column radiator and an eye-catching glazed staircase wall. French doors open directly onto the rear garden, while bespoke heritage-style storage has been cleverly incorporated beneath the stairs. A door leads through to the kitchen.

Kitchen

A thoughtfully designed kitchen combining rustic character with practical modern living. Fitted with painted timber cabinetry, antique brass hardware and timber worktops, the kitchen includes a stainless steel sink with mixer tap and drainer, integrated oven, four-ring gas hob with extractor hood, under-cabinet lighting and stylish tiled splashbacks. There is space and plumbing for both a washing machine and dishwasher, together with space for a freestanding fridge freezer. A useful pantry/storage area houses the gas combination boiler, and a door leads through to the bathroom.

Bathroom

A beautifully appointed contemporary bathroom fitted with a deep panelled bath, black mixer tap and rainfall shower with handheld attachment. Finished with a glazed black-framed shower screen, grey bevel-edged wall tiling, floating vanity unit with storage drawers and black mixer tap, low-level WC, heated towel rail and mosaic tiled flooring. A timber-framed double-glazed window provides natural light.

Landing

Featuring painted exposed floorboards and balustrade, the landing retains the property's period charm. A timber-framed window provides additional natural light, while doors lead to both bedrooms. A fixed ladder provides access to the loft room.

Bedroom One

A spacious principal bedroom spanning the full width of the property. Features include a character Victorian fireplace, fitted shelving, radiator and a double-glazed window overlooking the front aspect.



Bedroom Two

A well-proportioned double bedroom beautifully presented and featuring a character Victorian fireplace, fitted shelving, radiator and double-glazed window overlooking the rear garden.

Loft

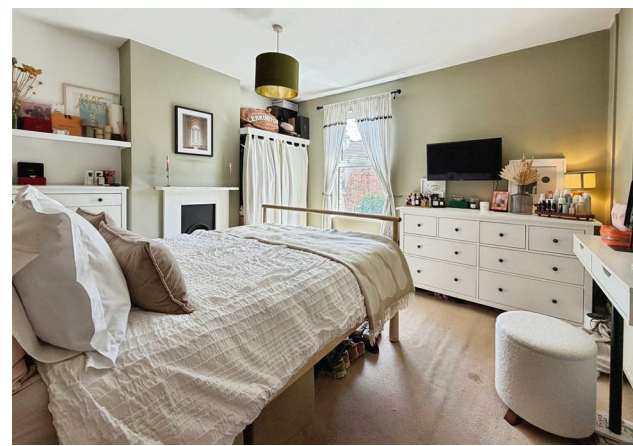
A particularly valuable addition to the property, this fully boarded loft room benefits from two Velux roof windows, power, lighting and useful eaves storage.

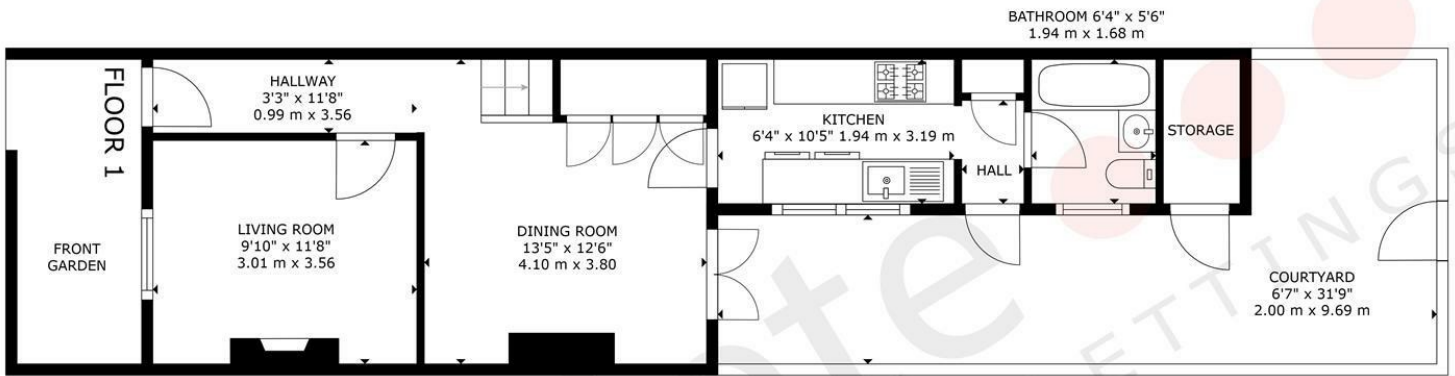
Rear Garden

A private and low-maintenance courtyard garden designed for outdoor relaxation and entertaining. The space incorporates decking, decorative stone landscaping, bespoke built-in seating and a charming butler sink with external tap. Enclosed by attractive brick walls with rear access gate, the garden also benefits from a useful brick-built store.

Location

Situated close to the highly regarded Clapham Primary School, a children's play area and in a peaceful position just over the bridge from the picturesque Grand Union Canal, this home enjoys an enviable location within Leamington Spa. The popular Elephant & Castle pub is just a five-minute walk away, perfect for relaxed evenings and weekend lunches, while the beautiful Jephson Gardens can be reached in around eight minutes on foot, providing a scenic route into the heart of the town centre. Within walking distance of a Sainsbury's Local and less than one mile from The Parade, the vibrant centre of Leamington Spa offers an excellent selection of high street and independent shops, restaurants, cafés, bars, cinemas, theatres and art galleries,





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GROSS INTERNAL AREA
 FLOOR 1: 480 sq. ft, 44 m², FLOOR 2: 301 sq. ft, 27 m²
 TOTAL: 780 sq. ft, 72 m²
 EXCLUDED AREAS: COURTYARD: 265 sq. ft, 24 m², LOFT
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert



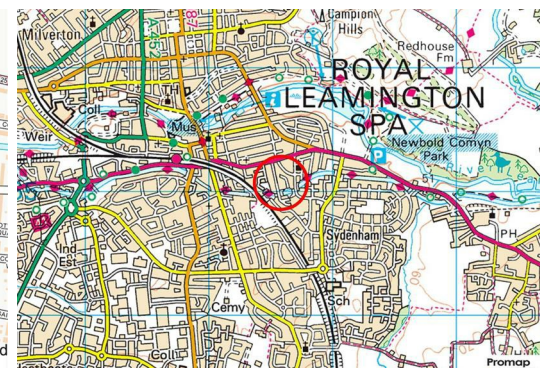
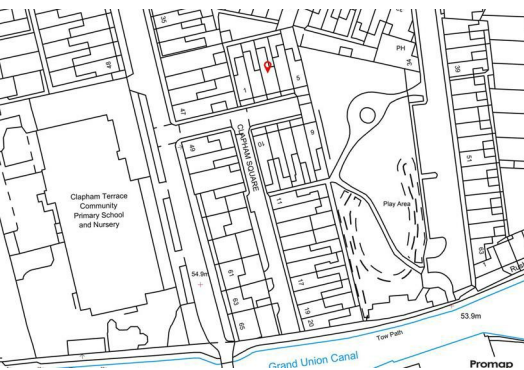
creating a unique shopping, dining and cultural experience.

The property is also ideally positioned for commuters, with easy access to the M40, M42, M6 and M1, Birmingham Airport and the NEC. Leamington Spa railway station is within easy walking distance and provides regular direct services to London Marylebone.

Renowned for its stunning Regency architecture, tree-lined avenues, elegant squares, parks and gardens, Leamington Spa remains one of the most desirable places to live in the region.



- Victorian Terrace
- Two Reception Rooms
- Kitchen
- Two Bedrooms
- Front & Rear Gardens
- Beautifully Presented
- Close To Canal & Primary School
- Ground Floor Bathroom
- Useful Loft
- Walking Distance To Town & Station



CLAPHAM SQUARE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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