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1, Clarendon Place, Leamington Spa

Asking Price
£1,175,000



A fine period Grade II Listed six bedroomed townhouse situated in the heart of Leamington Spa, offering spacious and flexible accommodation over five levels, potential for dependent relative living to the basement and attractive walled garden with gated parking space to the rear.

Briefly Comprising:

Upper ground floor hallway, two interconnecting spacious reception rooms, contemporary open plan kitchen/breakfast/family room with two sets of bi-fold doors. Lower ground floor, with hallway with separate entrance, spacious bedroom, living room open plan to attractive fitted kitchen, utility cupboard and large bathroom with separate shower room. First floor landing, large master bedroom suite with dressing area and huge en-suite bathroom, separate mezzanine shower room. Second floor landing, with three bedrooms and family shower room. Top floor with further double bedroom and dressing/landing. Sunken lightwell to front with separate entrance to the basement, attractive walled courtyard, landscaped rear garden with parking space and sliding gate.

Clarendon Place

Offers archetypal period living in the heart of Royal Leamington Spa with spacious and flexible family accommodation with the main house spread over four levels and supported by additional living and reception space on the lower ground floor which has potential to be used as a one bedroomed apartment for dependent relative - interconnected to the main house.

The property is located directly opposite Beauchamp Hill, and gives a fine view down Beauchamp Hill towards The Dell.

To the rear of the property, indoor and outdoor living is thoughtfully and carefully fused together with a superb breakfast/kitchen/family room with two sets of bi-fold doors leading out directly into the walled courtyard rear garden. This space also offers flexibility by way of sliding gate to provide additional off road parking space should it be required.

The first floor is a luxurious space and acts as a comprehensive master suite, with the main room being predominantly taken over by bedroom space but

preceded a semi-screened dressing area. The room enjoys west facing aspect with twin sets of full height casement windows to the wrought iron balcony to the front. Door to an extra large modern fitted bathroom to the rear.

The rest of the bedrooms are laid out over second and third floors, with additional shower room to second floor.

The agents consider internal inspection to be essential for the space, style and level of appointment to be fully appreciated.

In detail the property comprises:

The Property

Is approached via stone steps leading to a period six panel entrance door giving access to entrance hallway.

Upper Ground Floor Hallway

With coved cornicing, feature tiled floor, contemporary radiators, leading through to the rear of the property with stairs to basement. Useful cloaks cupboard





recess, archway leading through to glazed lobby interconnecting the dining room to the breakfast/family/kitchen.

Ground Floor Cloakroom

Fitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin set into vanity cupboard, tiled floor.

Sitting Room

17'1" into chim rec x 15' (5.21m into chim rec x 4.57m)

Feature twin multi pane sash windows to front elevation with shutters behind, impressive cornicing, ceiling rose, log burning stove to chimney breast with display shelving to either side, two contemporary radiators, broad square opening to adjacent dining room.

Dining Room

15'1" into chim rec x 12'7" (4.60m into chim rec x 3.84m)

With large timber framed multi paned sash window to rear elevation, deep skirting, impressive cornicing, half cupboards to either chimney recess, doorway to glazed loggia which in turn via steps leads down to the...

Breakfast/Kitchen/Family Room

9'11" x 22' (3.02m x 6.71m)

Being refitted and extended with a range of Shaker style wall and base cupboards with marble working surfaces and splashbacks, underslung one and a half sink drainer unit with Quooker tap, double Bosch ovens with microwave over, concealed Bosch fridge freezer, dishwasher, washing machine and five point Bosch electric hob with filter hood over, two sets of bi-fold doors, downlighter points to ceiling, Lithe speaker system to ceiling, tiled floor with electric under floor heating.

Lower Ground Floor

This space is approached one of two ways, either by separate external staircase leading down to lightwell to front, in turn giving access to private entrance door, or via interconnecting staircase from the rear of the hallway from the upper ground floor of the main property.

Lower Ground Floor Hallway

With double cupboard housing electricity fuse box, wood flooring, contemporary radiator, glazed double doors to utility cupboard with working surface and space and plumbing for washing machine.

Bedroom Six

14'7" x 15' (4.45m x 4.57m)

With multi paned sash windows to front elevation, continuation of wood flooring, contemporary style radiator, wall light points, downlighter points to ceiling.

Sitting Room

13'3" x 10'3" (4.04m x 3.12m)

With downlighter points to ceiling, continuation of wood flooring, radiator, semi open plan to kitchen area approached via two steps up with a breakfast bar return into the living space.

Kitchen Area

10'9" x 6'9" max (3.28m x 2.06m max)

With two roof lights, fitted with a range of contemporary white flat fronted wall and base units with contrasting solid working surface over with matching upstands, underslung sink with mixer tap and drainer grooves to side, four point Zanussi induction hob with Hotpoint stainless oven below and concealed filter hood over, slimline wine fridge, concealed refrigerator with freezer box.



Bathroom

Comprehensively fitted with an attractive suite to comprise; contemporary bath with wash hand basin with mono-mixer set into vanity unit to side with low level WC with concealed cistern, large walk-in shower area with fixed rainwater style shower head and hand held shower attachment below with display and storage recess, full splashback tiling, tiled floor, chrome radiator towel rail, Xpelair extractor, obscure double glazed panel to lightwell.

First Floor

Serving master bedroom suite, additional shower room to mezzanine.

Mezzanine Shower Room

Fitted with a contemporary white suite to comprise; low level WC with concealed cistern, contemporary wash hand basin, wall hung floating vanity cupboard, large shower cubicle with Grohe rainwater style fixed shower head with additional hand held shower attachment, splashback tiling, chrome electric towel rail, multi paned glazed window to side elevation, extractor, downlighter points to ceiling, feature semi angled ceiling lines.

Master Bedroom Suite

22'6" x 15' overall (6.86m x 4.57m overall)

With three casement windows to front elevation giving access to balcony with sets of twin French doors with secondary glazing. The bedroom area is preceded by a large dressing area with a variety of hanging and shelved spaces with drawer units, room divide provides a natural backrest for the bed position, directly opposite is a feature electric fire, a number of radiators throughout the room, cornicing and ceiling rose, wall light points, door to...

En-Suite Bathroom

15' x 12'6" (4.57m x 3.81m)

Also has independent access from the hall, to support the remainder of the property. Feature contemporary free standing bath with mixer tap and shower attachment to side, Wall set T.V with twin speakers, large walk-in walk-out glazed shower cubicle with fixed rainwater style showerhead and additional hand held shower attachment, twin contemporary sinks with mono-mixer set into vanity cupboards and wall hung low level WC with concealed cistern, two radiators, window to rear elevation, coved cornicing.



Second Floor Landing

With multi paned sash window to rear elevation, coved cornicing, radiator, useful understairs storage space, door to enclosed staircase to top floor.

Bedroom Two (Front)

13' max x 15' max (3.96m max x 4.57m max)

With timber frame multi paned sash windows to front elevation, contemporary radiator, downlighter points to ceiling.

Bedroom Four (Rear)

10'3" into doorway x 12'3" (3.12m into doorway x 3.73m)

With multi paned window to rear elevation, contemporary style radiator.

Bedroom Five (front)

8'6" x 11'8" (2.59m x 3.56m)

With multi paned sash window to front elevation, contemporary radiator.

Family Shower Room

With a contemporary white suite to comprise; wall hung level WC with concealed cistern, contemporary wash hand basin with mono-mixer set into floating vanity



cupboard and large walk-in shower cubicle with fixed rainwater style shower head and additional hand held shower attachment, splashback tiling, partially obscured double glazed timber window to rear elevation, extractor, downlighter points to see me.

Top Floor

Approached via an enclosed staircase rising up to landing area leading to both dressing and linen storage areas, wall mounted Worcester boiler and large pressurised hot water cylinder.

Bedroom Three

10'8" x 17' max into eaves (3.25m x 5.18m max into eaves)

Multi paned style double glazed window to side elevation, contemporary style radiator, downlighter point, to ceiling.

Outside (Front)

The property is set behind wrought iron railings with a staircase leading down to the lower ground floor lightwell. with two storage chambers.

Outside (Rear)

There is a thoughtfully and cleverly landscaped walled courtyard rear garden, providing typical outside space for central Leamington with an entertaining/sitting area with porcelain tiles, and a sliding gate which gives access to blue brick block paved section, providing additional car parking and hard standing. Shallow brick bike store with double timber doors electric car charging point, outside tap, steps up to a raised sitting area to the rear of the dining room. Rear vehicular access over a driveway in Clarendon Square which leads to a number of properties to the rear.

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. The gas fired heating is split to provide three independently controlled zones, one being the basement apartment.

Council Tax

Council Tax Band G.

Location

Proceed North from our office, with the property being located a short distance along on Clarendon Place, on the right hand side, opposite the Beauchamp Hill turning. We are informed Clarendon Place, the top part of Beauchamp Hill and the west side of Clarendon Square have unrestricted car parking. Please see Warwickshire County Council's website for more details on the parking maps.

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