



Clarendon Cottage, 22 Clarendon Square, Leamington Spa

Asking Price £925,000



A rare opportunity to acquire a modern five bed roomed detached town centre residence, idyllically situated in a convenient yet discreet location just off Clarendon Square.

Briefly Comprising:

Entrance hallway, ground floor cloakroom, breakfast kitchen, utility, enclosed side porch, dining room, sitting room with bi-fold doors to garden. First floor landing, master bedroom with en-suite shower room and fitted wardrobes, further guest bedroom with en-suite shower room and fitted wardrobe, three further bedrooms, family bathroom. Double glazing, gas radiator heating. Garage and small carport/covered link to rear garden. Timber garden studio. Patioed and lawned, landscaped rear garden with pergola and decked seating area.

Clarendon Cottage

Is a modern detached home built approximately 30 years ago just off Clarendon Square. The property is enviably located being both convenient for the town and all of its fantastic amenities, and yet situated in a discreet enclosed plot, boasting flexible living.

Subject to the necessary permissions and consents, there is further potential to enlarge into the carport and large roof space to create more living space should it be required.

The Property

Is approached via shared access, which in turn leads to a gated long private drive, also leading up to a part glazed personal door to...

Entrance Hallway

With staircase rising to first floor landing, downlighter points to



ceiling, coved cornicing, dado rail, double doors to dining room, tiled floor.

Ground Floor Cloakroom

Fitted with a white low level WC, concealed cistern, wash hand basin set into vanity unit with mono-mixer, chrome radiator towel rail.

Sitting Room

19' x 13'7" (5.79m x 4.14m)
With feature fireplace surround, with tiled inlays and hearth, coved cornicing, wall lighting, dado rail, radiators, wood look laminate flooring, double glazed timber framed widow to rear elevation, and bi-fold doors leading directly to the garden.

Dining Room

11'6" x 11'11" (3.51m x 3.63m)
With two timber framed double glazed windows to side elevation, coved cornicing, wall lighting, radiator.



Breakfast Kitchen

11'6" x 11' (3.51m x 3.35m)

Re-fitted with a range of cream shaker style wall and base units, with contrasting granite look working surface and upstands over, inset Belfast sink, breakfast bar, double oven, concealed Zanussi dishwasher, concealed fridge freezer, timber framed double glazed window to front elevation, wood look flooring. Extending through to...

Utility Room

7' x 5'5" (2.13m x 1.65m)

With a range of matching wall and base units, with working surface and upstands, one and a half bowl sink drainer unit, space and plumbing for washing machine, space for tumble dryer, wall mounted Vaillant boiler, timber framed double glazed window to front elevation, radiator.

Enclosed Side Porch

5'7" x 9'11" (1.70m x 3.02m)

With two double glazed roofline windows, part glazed and leaded door to front and window to side. Further part double glazed door and window to rear garden.

Landing

Door to airing cupboard with shelving, skylight, hatch to roof space.

Extremely Large Roof Space

Approached via loft ladder, with potential to convert subject to the necessary permissions and consents.

Bedroom One (Rear)

11'7" x 11'8" to front of fitted w'robes exp to 17'3" (3.53m x 3.56m to front of fitted w'robes exp to 5.26m)

With timber framed double glazed bay window to rear elevation, coved cornicing, radiator, doors to fitted wardrobes.



En-Suite Shower Room

Attractively re-fitted with a white suite to comprise; pedestal wash hand basin with mono-mixer, low level WC, large walk-in shower cubicle with fixed rainwater style showerhead, full splashback tiling, chrome radiator towel rail, tiled floor, useful store cupboard with open shelving above, timber framed double glazed window to side elevation.

Bedroom Two (Front)

11'5" x 11'1" (3.48m x 3.38m)

With timber framed double glazed bow window to front elevation, radiator.

Bedroom Three (Side)

8' x 12'4" (2.44m x 3.76m)

With timber framed double glazed window to front elevation, radiator.



Door to useful shelved store cupboard, further door to en-suite shower room.

En-Suite Shower Room

Re-fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, shower cubicle with wall mounted shower and control, splashback tiling, timber framed, secure double glazed window to rear elevation, radiator, tiled floor.

Bedroom Four (Rear)

7'2" x 13'7" (2.18m x 4.14m)

With timber framed double glazed window to rear elevation, radiator, laminate flooring.

Bedroom Five (Front)

7'1" x 11'2" (2.16m x 3.40m)

With timber framed double glazed window to front elevation and further window to side, laminate flooring, radiator.

Outside (Front)

The property is approached via a right of access across the driveway of the adjacent property (No 22a), which in turn leads to gated access to a private drive with herringbone brick block paved driveway, extending up to a parking area, flanked by attractive herbaceous borders. Patio and seating area, outside tap, access to carport/open covered area, garden studio.

Attached Garage

7'8" x 17'4" (2.34m x 5.28m)

With timber framed window to rear elevation, power and light as fitted.

Carport/Covered Area

Linking the garage and house together is a small covered carport/store. With gate to front and partial lattice screening to rear, which in turn leads to the rear garden.



Garden Studio

7'6" x 10'9" (2.29m x 3.28m)

Being a timber Dunster House garden studio, with power and light as fitted, windows and part double glazed double doors, wall mounted Haverland electric heater. Currently used as an art studio.

Outside (Rear)

Is principally enclosed by a combination of brick walling and timber fencing, with broad patio area across the rear of the property, sweeping steps leading up to a small lawned and paved area with rockery and water feature, well stocked herbaceous borders, timber covered seating nook. Pathway extends to the side of the property and back to the porch. To the other side is a fantastic decked entertaining and seating area with timber pergola, ideal for BBQ's and alfresco dining.



Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

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 G.

Location

CV32 5QT

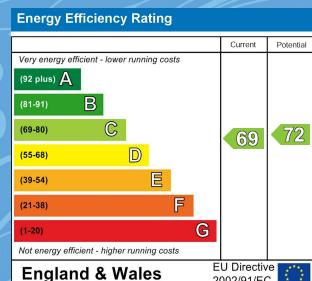




Residential Estate Agents
Lettings and Property Managers
Land and New Homes Agents

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

01926 881144 ehbresidential.com



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

Ground Floor

Approx. 70.9 sq. metres (763.6 sq. feet)



Total area: approx. 150.9 sq. metres (1624.5 sq. feet)

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

Total area does not include the Garage or Carport

First Floor

Approx. 80.0 sq. metres (861.0 sq. feet)

