

New Street, Warwick

Distinctive Collection

HAWKESFORD





New Street

Warwick, CV34 4RX

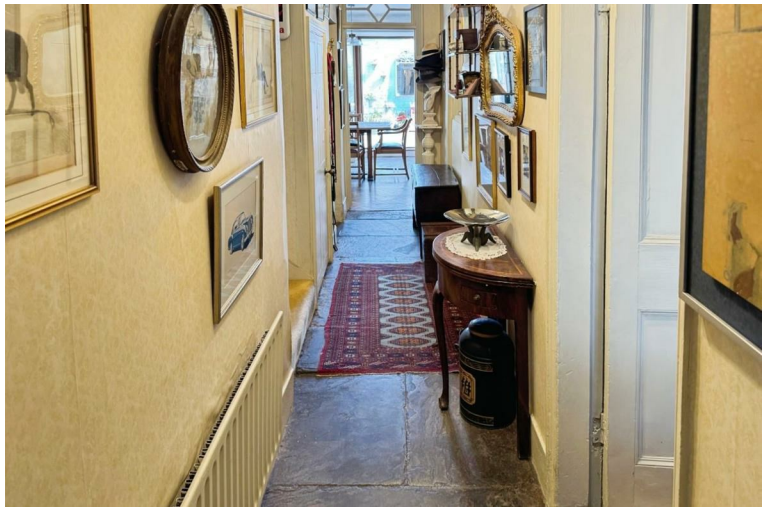
Offers over £800,000

Nestled in the charming, town centre of Warwick, this delightful character property offers a perfect blend of traditional elegance and modern comfort. With two spacious reception rooms, this home provides ample space for both relaxation and entertaining. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere.

The property boasts three well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The two bathrooms are thoughtfully designed, ensuring convenience for families or guests. One of the standout features is the courtyard garden and parking space, very unusual to have both with a town centre property.

Warwick is renowned for its rich history and vibrant community, making this location particularly appealing. Residents can enjoy the picturesque surroundings, with local amenities, shops, and parks just a short stroll away.

This character, grade II listed property is an excellent opportunity for those seeking a home that combines charm with practicality in a sought-after area. Whether you are a growing family or looking for a spacious residence, this property is sure to meet your needs. Do not miss the chance to make this lovely home your own.









Location

Warwick is a small, market town with a number of boutique shops, bars and restaurants as well as a supermarket and a world renowned medieval castle! This home is fabulously located for the A46 and M40 road networks as well as two train stations - Leamington and Warwick which are walkable with multiple trains, daily, going in to London Marylebone and Birmingham New Street. The closest and bigger town is Leamington Spa which is just over 3 miles to the centre. Stratford upon Avon is just over 10 miles and Coventry 11 miles, all having a multitude of high street shops, restaurants, cinemas, theatres etc.














UNDERWOOD
WINE
WAREHOUSE
Tel: 01926 402100




ove
for the
unloved

The Property

Entrance
Front door gives access into hallway having flagstone floors, single panel radiator and door down to cellar.

Living room/Reception room one
4.72m x 3.28m (15'6" x 10'9")
maximum measurements into bay window
Having exposed beams to ceiling, bay window to front elevation with three sash windows, open fire with shelving either side of the fireplace, herringbone exposed floor, glazed doors opening into

Study/Reception room two
4.55m x 3.48m (14'11" x 11'5")
maximum measurements into bay window
Having exposed beams to ceiling, feature fireplace with storage either side, double panelled radiator and exposed wooden floors.

Snug
3.3 x 2.7 (10'9" x 8'10")
Having exposed beams to ceiling, window overlooking the hallway, wood-burning stove inset into fireplace and exposed brick floor, double glazed door gives access into the kitchen/breakfast room which is also accessed from the hallway.

Kitchen/Breakfast Room
6 x 3.2 (19'8" x 10'5")
Having four light points to ceiling, single panelled radiator, bespoke fitted kitchen to comprise: full height larder unit, drawer stack, built-in spice cupboard, space for gas range cooker, above the cooker there is a built-in extractor fan, corner base unit, and further base unit, Belfast sink with storage beneath and mixer tap over, under counter space for dishwasher, Corian work surface with matching upstands, three further wall mounted units, herringbone timber floor, built-in gas Rayburn stove.

Timber frame double glazed windows and French doors giving access out onto the rear garden.

Hallway
The hallway has light point to ceiling, single panelled radiator and tile floor, there is a glazed door giving access into the cloakroom.

From the hallway there is also a door giving access to the side elevation and a further door through to the utility area.

Cloakroom
Having light point to ceiling, obscure window to side elevation, low level flush W.C., pedestal wash hand basin with tile splashback.

Utility Area
1.9 x 1.5 (6'2" x 4'11")
Having light point to ceiling, window to side elevation and plumbing for an automatic washing machine.

Returning to the hallway stairs lead up to

First Floor Galleried Landing
Having sash window overlooking the rear elevation, single panelled radiator.

Bedroom One
3.95 x 3.9 (12'11" x 12'9")
Having bay window to front elevation, ornate cornicing, single panelled radiator, exposed timber floors, fireplace, built-in wardrobe, door through to

En-suite
1.9 x 1.8 (6'2" x 5'10")
Having light point to ceiling, single panelled radiator, obscure glazed window to side elevation, suite to comprise: panelled bath, low level flush W.C., pedestal wash hand basin with tiled splashback and mirror over.







Bedroom Two
3.94m x 3.89m (12'11" x 12'9")
maximum measurements into bay window
Having light point to ceiling, bay window to front elevation, built-in storage cupboards, single panelled radiator.

Bedroom Three
3.28 x 2.75 (10'9" x 9'0")
Currently utilised as a dressing room, having light point to ceiling, sash window to rear elevation, double panelled radiator, built-in storage cupboard and exposed timber floors.

Bathroom
3.2 x 2.85 (10'5" x 9'4")
Having central light point to ceiling, windows to side and rear elevations, bathroom to comprise: free standing roll-top bath with mixer tap over, walk-in shower cubicle tiled to full height, pedestal wash hand basin with tiled splashback and mirror over, exposed timber floors and a wall mounted heated towel rail.

Separate W.C.
Having light point to ceiling, obscure glazed window to side elevation, low level flush W.C. and a tiled floor.

From the hallway a door gives access to a further staircase giving access to the

Attic Bedroom
7.5 x 3.6 (24'7" x 11'9")
approximate measurements
With restricted head height, having exposed beams, windows to front and rear elevations and two Velux windows inset into the rear roof slope, two single panelled radiators, built-in storage cupboard. The room is on two levels with exposed timber floor.

Cellar
3.2 x 2.8 (10'5" x 9'2")
Accessed from the main hallway, steps lead down to the cellar.

Having the advantage of a light point and the floor is boarded.

Rear Garden
Is accessed from the kitchen where double opening doors lead out onto a tiled patio with good seating area and there is a door giving access to the side elevation, double opening doors give access out onto New Street car park and there is a raised parking area for this property.

The garden has a superb view of St Mary's Church to the rear.

Tax Band
The Council Tax Band is F

Fixtures and Fittings
Only those mentioned within these particulars are included in the sale price.

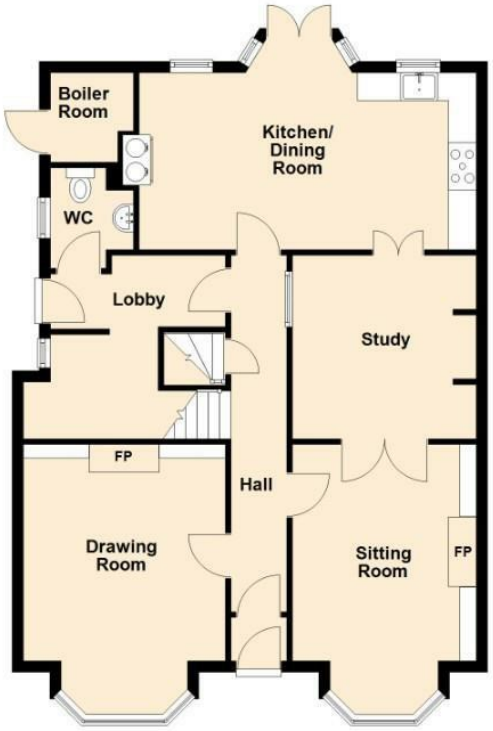
Photographs
Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

General Information
Services to the property - Mains water, gas and electricity are believed to be connected to the property.

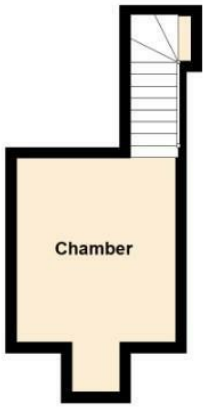
Disclaimer
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Special Note
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

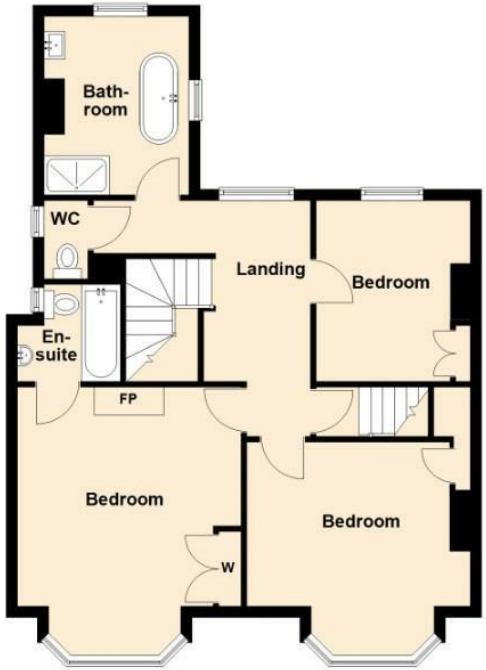
Ground Floor



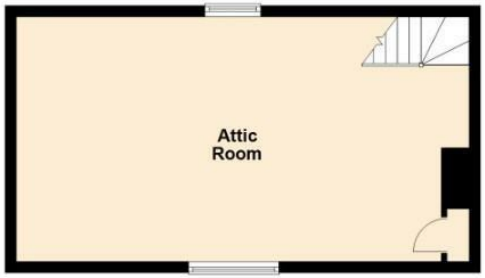
Cellar



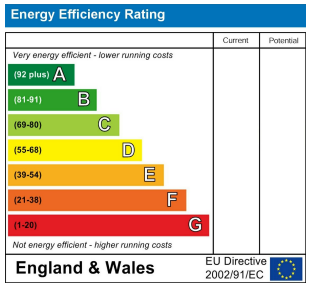
First Floor



Second Floor



Total area: approx. 203.9 sq. metres (2194.8 sq. feet)





Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk