



West Street, Warwick, CV34 6AB

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

This charming, three storey Grade II listed character townhouse is situated within walking distance of Warwick town centre on an elevated position.

Believed to date back to around the 15th century, the property was refaced in a Georgian style and the accommodation oozes charm and character and now offers a mix of modern and traditional features to include a wealth of exposed timbers, luxury principle bathroom and en-suite, together with the addition of a bespoke dining conservatory/loggia.

The beautifully appointed accommodation boasts many original features and is arranged over three levels: Entrance hall, cloakroom/w.c, impressive living room, refitted kitchen with bespoke dining conservatory off, three first floor bedrooms and principle bathroom, attic bedroom with dressing area and en-suite, mature private gardens with southerly aspect.

West Street provides a most attractive tree-lined approach to the historic county town centre and also easy access to the A46, junction 15 of the M40 motorway and Warwick train station and also Warwick Parkway station providing excellent commuter links.





## Key Features

- Charming Grade II listed town house
- Wonderful blend of old and new
- Four bedrooms
- Delightful living room
- Refitted kitchen, dining conservatory/loggia
- Bathroom & En-suite
- South facing garden
- Walking distance to town centre

**Guide Price**  
**£595,000**

**Entrance hall**

**Cloakroom/w.c**

**Living room**

18'4" x 16'7"

**Kitchen**

9'0" x 20'0"

**Loggia**

8'0" x 15'10"

**Bedroom**

16'11" max x 10'11"

**Bedroom**

11'4" x 8'9"

**Bedroom**

6'2" x 8'3"

**Bathroom**

9'0" x 9'2"

**Bedroom**

15'7" x 8'8"

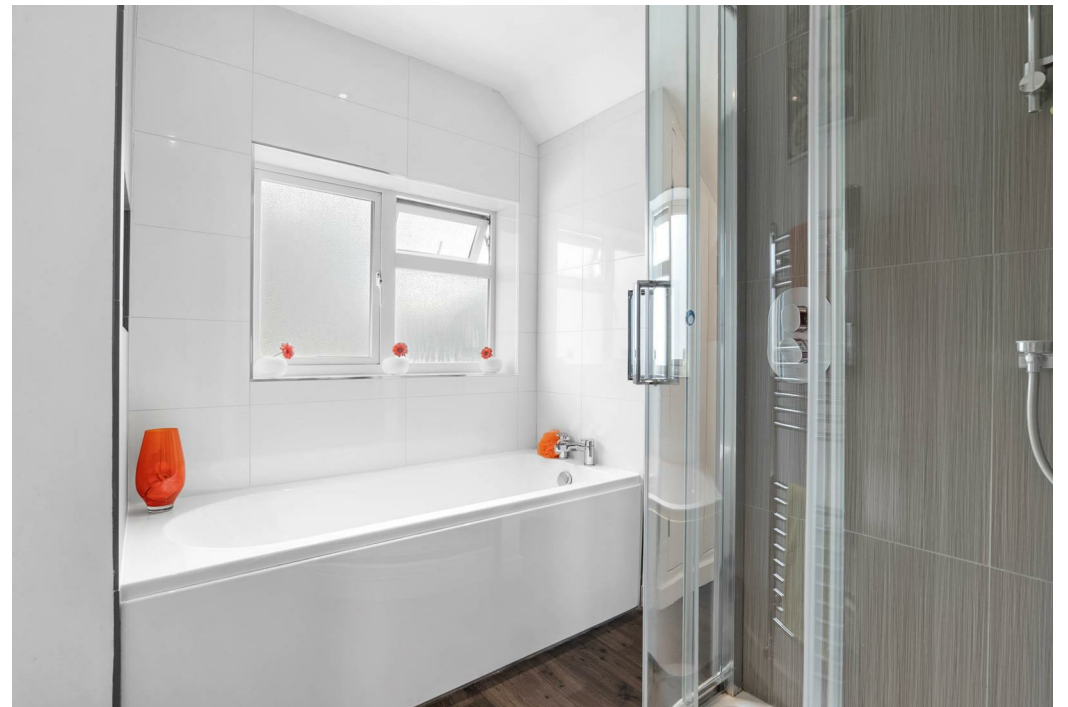
**Study/dressing room**

15'7" x 10'11"

**En-suite**

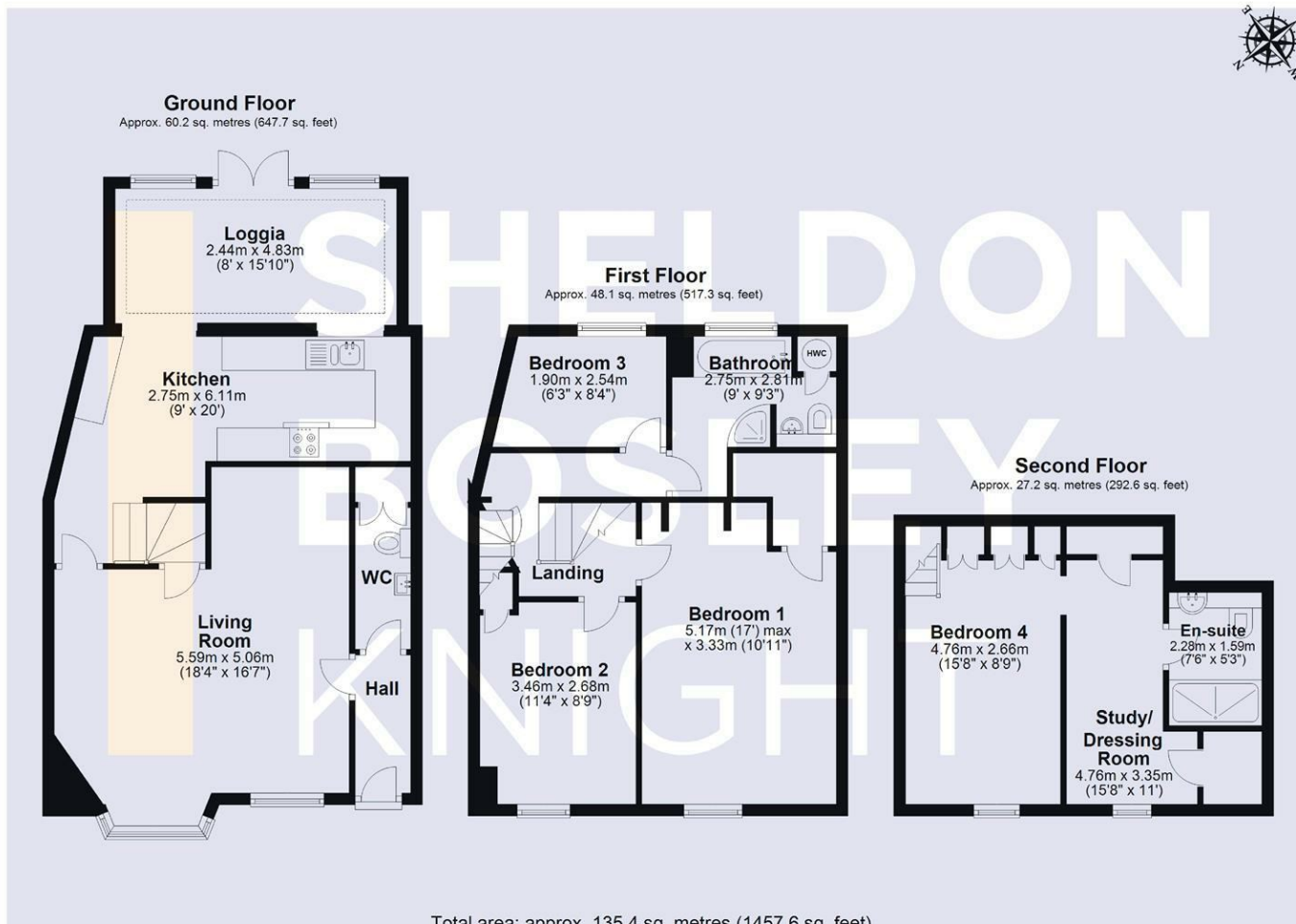
7'5" x 5'2"







# Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority  
Warwick District Council

# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



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