



VAUGHANREYNOLDS
ESTATE AGENTS

13 The Butts
Warwick, CV34 4ST



The Property

Tucked away on one of Warwick's most historic and charming streets, 13 The Butts is an exceptional Grade II listed detached townhouse, beautifully restored and thoughtfully modernised throughout. Combining rich character with contemporary finishes, this rarely available home is perfectly positioned in the heart of Warwick, just moments from the town's attractions, parks, and highly regarded schools.

This immaculately presented residence offers versatile living across three floors, complemented by a separate studio annex — 'Old Pound' — a historic outbuilding dating back to 1731, now converted into a stylish, self-contained workspace, or guest suite, with its own private entrance.

13 The Butts is a home of rare quality and distinction—a beautiful blend of heritage character, modern refinement, and exceptional location. With spacious interiors, an enviable garden, and a separate annex offering income or lifestyle potential, this is a unique opportunity to own a landmark home in the very heart of Warwick.

Entering through a characterful front door, you are welcomed into a warm and inviting dining hallway featuring solid oak flooring, a wood-burning stove, exposed beams, and a bespoke oak and glass staircase.

To the left, the drawing room provides an elegant entertaining space with multi-fuel stove, period features, and integrated audio system. A cloakroom off the hallway features a striking exposed stone wall, adding texture and a nod to the home's heritage.

At the rear of the house, the impressive kitchen/breakfast/family room is a true hub of the home. Bi-fold doors open onto the rear terrace, seamlessly blending indoor and outdoor living. A large central island, granite worktops, and a bank of custom cabinetry are paired with top-spec integrated appliances including an AEG wine fridge, dishwasher, Rangemaster double oven with six-ring hob, and fridge/freezer. The vaulted ceiling and Velux skylights flood the space with natural light, while a built-in music system enhances the ambiance.

A converted cellar houses a utility area, with space and plumbing for a washer and dryer—ideal for laundry or secondary storage.

On the first floor, Bedroom Two is generous in size and features a fireplace and luxurious en suite bathroom with a freestanding bath, separate shower, and underfloor heating. Bedroom Three, with period fireplace and exposed beams, also benefits from an en suite shower room. Bedroom Four makes an ideal children's bedroom or home study.







Occupying the top floor, the master suite is a sanctuary of calm, complete with a private balcony offering rooftop views. The en suite bathroom is particularly special, with a walk-in rainfall shower, freestanding bath, original fireplace, and his and hers sinks, all finished to a high standard.

Studio Annex – ‘Old Pound’

This charming detached Leamington brick outbuilding, formerly a cottage, has been sympathetically converted to create a highly versatile studio annex, ideal for use as:

- * A home office or creative studio
- * Guest accommodation
- * A self-contained Airbnb or rental opportunity
- * Luxury Gym
- * Treatment Rooms

The annex features two rooms, a modern shower room, and a private entrance—a rare and valuable asset in a central Warwick setting.

The rear garden is a hidden oasis in the town—a tranquil space framed by mature planting, with a decked terrace and paved patio area with wall and ground lighting, perfect for alfresco dining and entertaining in warmer months.

N.B – Parking is provided on road, with residents permits available for £25 per annum via Warwick District Council.

Location Highlights

Warwick is a historic county town known for its stunning castle, riverside parks, and charming streets lined with independent shops, cafés, and restaurants. 13 The Butts is ideally located just:

- 0.5 miles from Warwick Station (London Marylebone in as little as 82 minutes)
- 2 miles from the M40 (J15)
- 3 miles to Leamington Spa
- 10 miles to Stratford-upon-Avon

Outstanding educational options are within walking distance, including Warwick School, Warwick Prep, and King’s High School for Girls, with additional private schools in nearby Leamington Spa.

In Summary

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DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

GENERAL INFORMATION

Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: The property is Freehold with vacant possession upon completion of the purchase.

Services: All mains services are understood to be connected to the property.

Local Authority: Warwick, Council Tax Band F

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