



3 Cape Road
Warwick | Warwickshire | CV34 4JP

STEP INSIDE

3 Cape Road

Accommodation Summary

This stunning three-story town house in the heart of Warick, features a beautiful open plan kitchen, dining and living room, three further reception rooms, five-bedrooms and three-bathrooms. High-end finishes include Crittall windows, Oak flooring, and a landscaped garden designed by local specialist Susanna Brown.

Ground Floor

Upon entering the ground floor, the high-end finishes are immediately apparent in this stunning town house, with Oak herringbone flooring flowing seamlessly from the entrance hall into the three receptions rooms at the front of the house. The drawing room to the right of the entrance hall is a light and inviting space which is flooded with light from a large bay window and features a log burning stove with brick surround for those cooler nights.

To the left of the hallway are two further reception rooms, divided by sliding pocket doors which can be opened up to create one continuous space. These versatile rooms are currently used as a games room and dinning room with the latter comfortably able to accommodate a table of ten.

To the rear of the property through glass bi-folding doors is the stunning open plan, kitchen, dining and living space. This expansive room is flooded with light from dual aspect windows, two skylight windows and doors out into the garden. This spacious room is perfect for entertaining and leads out seamlessly onto the beautiful terrace to the rear.

The spectacular shaker style kitchen has everything you would expect from a modern family kitchen and features a large central island with bar seating; large range style cooker and integrated appliances include an American style fridge freezer and a dishwasher.

The ground floor also benefits from a fully fitted utility room, guest cloakroom and the cellar on the lower ground floor is great for storage.









First Floor

Stairs leading from the hallway give access to three double bedrooms and two bathrooms on the first floor.

The Master bedroom suite consists of a generous sized double bedroom with bay window, a dressing room and a beautifully presented ensuite with freestanding bath, walk in shower and his and hers sinks.

The two further double bedrooms on the first floor are of a good size and are both serviced by the family bathroom with large walk-in shower.

Second Floor

Stairs from the side of the master bedroom lead to a mezzanine area which is currently used as an office space, a double bedroom, single bedroom and a second family bathroom.

The good-sized double bedroom has exposed beams and is flooded with light from two skylights in the eaves. The single bedroom is currently used as an office space and again features exposed beams and a skylight window. The second family bathroom is a good size and features a freestanding bath and separate walk-in shower.







Outside

The landscaped walled garden maximises the space and carefully planted trees provide a good degree of privacy. The beautiful Indian sandstone terrace provides a wonderful area for entertaining and al fresco dining with raised flower beds and stairs leading down to a lawned area and a further patio at the end of the garden perfect for relaxing in the shade with a good book or watching the kids play.





LOCATION

Situated within walking distance of the town centre of Warwick which offers an excellent array for shopping, bars, restaurants, and leisure facilities. Schooling both state and private is within walking distance, with Myton, Warwick Prep, Warwick School (boys) and Kings High (girls). Access to the Midlands motorway network is also within easy reach with nearby M40 (junction 12) and M42 with access to the M1, M6, Birmingham International Airport and Birmingham NEC. The rail link to Birmingham and London Marylebone is available within walking distance to Warwick station and from either Warwick Parkway or Leamington Spa station a short drive away.

The County town of Warwickshire and medieval stronghold, Warwick is a historic market town, best known for its world- famous castle. A popular tourist destination, William the Conqueror founded Warwick Castle in 1068 on his way to Yorkshire to deal with the rebellion in the north. The original wooden motte-and-bailey castle was rebuilt in stone in the 12th century. During the Hundred Years War, the facade opposite the town was refortified, resulting in one of the most recognisable examples of 14th century military architecture. The great fire of Warwick in 1694 destroyed much of the medieval town and as a result most of the buildings postdate this period. A consistent lure to the area for families is Warwick School for boys, which is believed to be the oldest boy's school in the country, along with its sister school, Kings High School for Girls and Warwick Preparatory and Junior Schools. In addition, there are two state run schools and several primary schools. The University of Warwick is among the highest rated in the country.





Services, Utilities & Property Information

Utilities - The property is believed to be connected to mains gas, electricity, water and drainage.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we; advise you to check with your provider

Broadband Availability - FTTC - Ultrafast Broadband Speed is available in the area; we advise you to check with your provider

Freehold | Council Tax Band: G | EPC - C

Local Authority: Warwick District Council

Listed Building Status - None

Property Type - Terraced

Construction Type - Standard

Directions

Postcode: CV34 4JP / what3words: ///hours.leaned.sunset

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number 07540 649103

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

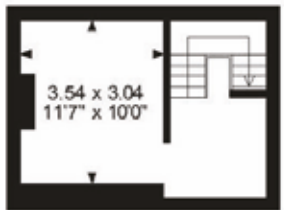
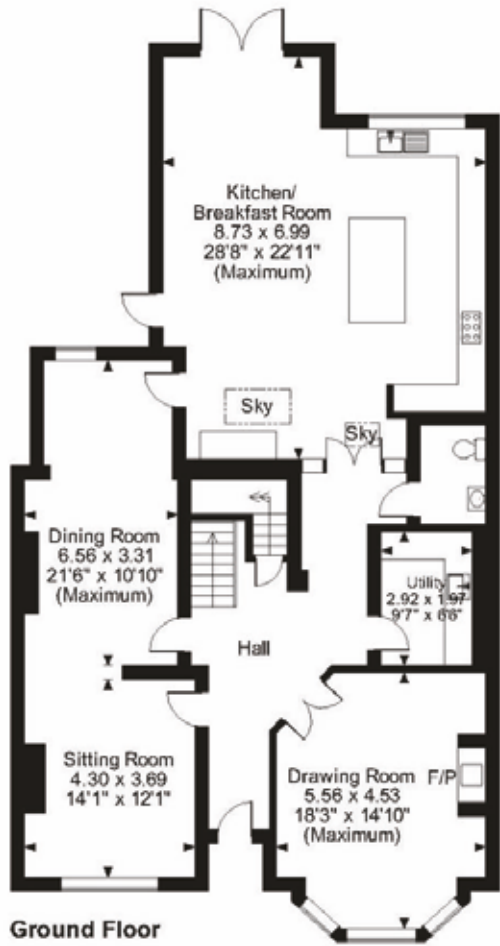
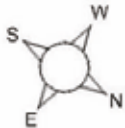
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

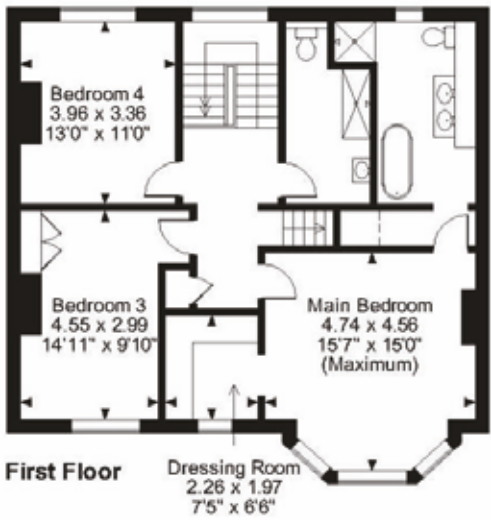
Sunday - By appointment only



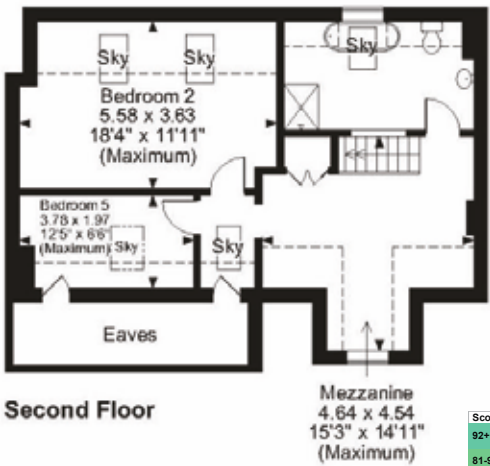
3 Cape Road, Warwick
Approximate Gross Internal Area
3219 Sq Ft/299 Sq M



Cellar



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 02.07.2025





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