



4 Castle Street, Warwick, Warwickshire



A **unique period property** in the heart of Warwick with excellent accommodation totalling approximately 4,000 sq ft.

Distances

Warwick Castle 50 yards, Warwick railway station 0.6 miles, Leamington Spa 2.5 miles, Warwick Parkway Station 3 miles (trains to London Marylebone from 69 minutes), M40 (J15) 2 miles, Stratford-upon-Avon 9 miles, Birmingham 22 miles, Birmingham International Airport 24 miles (All distances and time are approximate)

Situation

Castle Street is in the heart of Warwick town centre, just moments from St Mary's Church, the market square, local schools, restaurants and shops. Warwick is the county town of Warwickshire, a historic market town on the River Avon. The historic Warwick Castle, Priory Park and St Nicholas Park are just a short walk from the property. Warwick Racecourse is also within walking distance of the property.



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EPC

E

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G



The area is exceptionally well provided with a range of state, private and grammar schools to suit most requirements, including the renowned Warwick Prep School, Warwick School, and King's High School for Girls, all within walking distance. Kingsley School for Girls and Arnold Lodge School are in Leamington Spa, and also within easy reach are the Stratford grammar schools.

There are regular trains from Warwick Station (within walking distance) and Warwick Parkway to Birmingham and London Marylebone and from Coventry (10 miles) to London Euston for the commuter. The motorway network is easily accessible with the M40 (J15) approximately 2 miles away, giving access to Birmingham to the north and London to the south.

The property

4 Castle Street is a unique period property built in 1897, situated within the conservation area, a stone's throw from Warwick Castle. The property has been tastefully decorated to a high standard throughout and offers flexible accommodation over three floors plus a cellar. Although you're in the town centre, Castle Street enjoys a lovely quiet position and Pageant Gardens are opposite the property.





The front door leads into the entrance hall, off which there are two double bedrooms, one on either side, with sash windows facing the street. The cellar and a newly fitted shower room can be accessed from the hallway. There is an excellent open plan living/dining room beyond, French doors opening on to a rear courtyard garden, and a separate kitchen. The ground floor has been previously used as a self-contained flat for a family member so that it could be used for multi-generational living, as a teenage suite or the ample reception space could be converted into a large kitchen/dining room.

A staircase rises to the first-floor landing, leading to a grand drawing room with a front aspect, high ceilings, six sash windows and an open fire.

The modern kitchen/breakfast room has a range of contemporary units, granite worktops, a Belfast sink, a central breakfast bar and a door leading out to the roof terrace. If a buyer moved the kitchen downstairs, this could become a lovely principal bedroom suite, with the dining area becoming an en suite/dressing room.

On the first floor is a double bedroom with built-in cupboards and a generous, modern family bathroom with a free-standing bath and large walk-in shower. Upstairs, the principal suite has a split-level double bedroom, seating area, Velux Cabrio balcony and an en suite shower room.







Outside

The private, walled courtyard garden is accessed from the ground floor and is a perfect secluded area to entertain, featuring a covered patio, Astro turf lawn and well-stocked raised borders. There is gated access from the front of the property to the garden via a covered side passage.

From the kitchen, the roof garden is a good size featuring a decking area leading to a small Astro lawn and balcony overlooking the garden below. From here, there are lovely views across the rooftops of Warwick town centre.

Parking is permitted on-street (W2); further permits are available from the council to use carparks in the town. A free pass to Warwick Castle is also available.

Services

All mains services are connected to the property. Gas fired central heating.

Directions (CV34 4BP)

[///wheels.expose.armed](http://wheels.expose.armed)

Viewing

By prior appointment only with the agents.





Approximate Gross Internal Floor Area

With Cellar: 376 sq m (4,047 sq ft)

Without Cellar: 324 sq m (3,488 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated April 2023.

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Date: 29 May 2024
Our reference: STR012159230

4 Castle Street, Warwick, CV34 4BP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £935,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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