



21 High Street, Warwick





A charming Grade II listed, four bedroom property in the **heart of Warwick** town centre, with private parking.

Distances

Warwick Castle 200 yards, Warwick railway station 0.7 mile, M40 (J15) and Warwick Parkway 2 miles, Leamington Spa 3 miles, Stratford-upon-Avon 9 miles, Birmingham 22 miles, Birmingham International Airport 24 miles (all distances are approximate)

Situation

High 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. Warwick Castle, Priory Park and St Nicholas Park are just a short walk from the property. Warwick Racecourse is also within walking distance.

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 the Stratford grammar schools are also within easy reach.



4



2



2



Private

EPC

D

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band G





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 commuters. 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

Situated in a prime position in the heart of Warwick, surrounded by the town's rich history and vibrant community, 21 High Street is a beautiful townhouse located a stone's throw from Warwick Castle and the market square. Dating back to 1781, the property provides accommodation over three floors plus a cellar. An array of original features, including high ceilings, sash windows, original fireplaces, ornate coving and deep skirting, provide a wealth of character. The property has a handsome frontage, and the original front door, with a stained-glass window above, opens into an entrance hallway with a useful storage cupboard and a staircase rising to the first floor. From the hallway, there is access to the cellar, which has two chambers.





The open-plan dining/sitting room is an elegant room for entertaining. It has wooden flooring and an inglenook fireplace with an inset log burner. Double doors open into the drawing room, which has a rear aspect, sash windows, wooden flooring, and a feature fireplace.

The kitchen has granite worktops, tiled flooring, a Belfast sink and wooden wall and base units. Integrated appliances include a Bosch microwave, two oven AGA and a Miele dishwasher. There is space for a large fridge/freezer and space for a washing machine. Beyond the kitchen is a door providing access to the rear courtyard garden and a built-in larder cupboard.

On the first floor, an impressive 25ft principal bedroom spans the width of the property and has a rear aspect. There is a further double bedroom, and both rooms share a generous family shower room.

On the second floor are two further double bedrooms with distinctive views of Warwick Castle and individual charm. A family bathroom is also on this floor, ensuring the space works well for family or guests.

The family bathroom has a claw-foot cast iron bath with a shower attachment, an exposed wooden floor and Azur brassware.







Approximate Gross Internal Floor Area

House: 198 sq m (2,131 sq ft)

Carport: 16 sq m (172 sq ft)

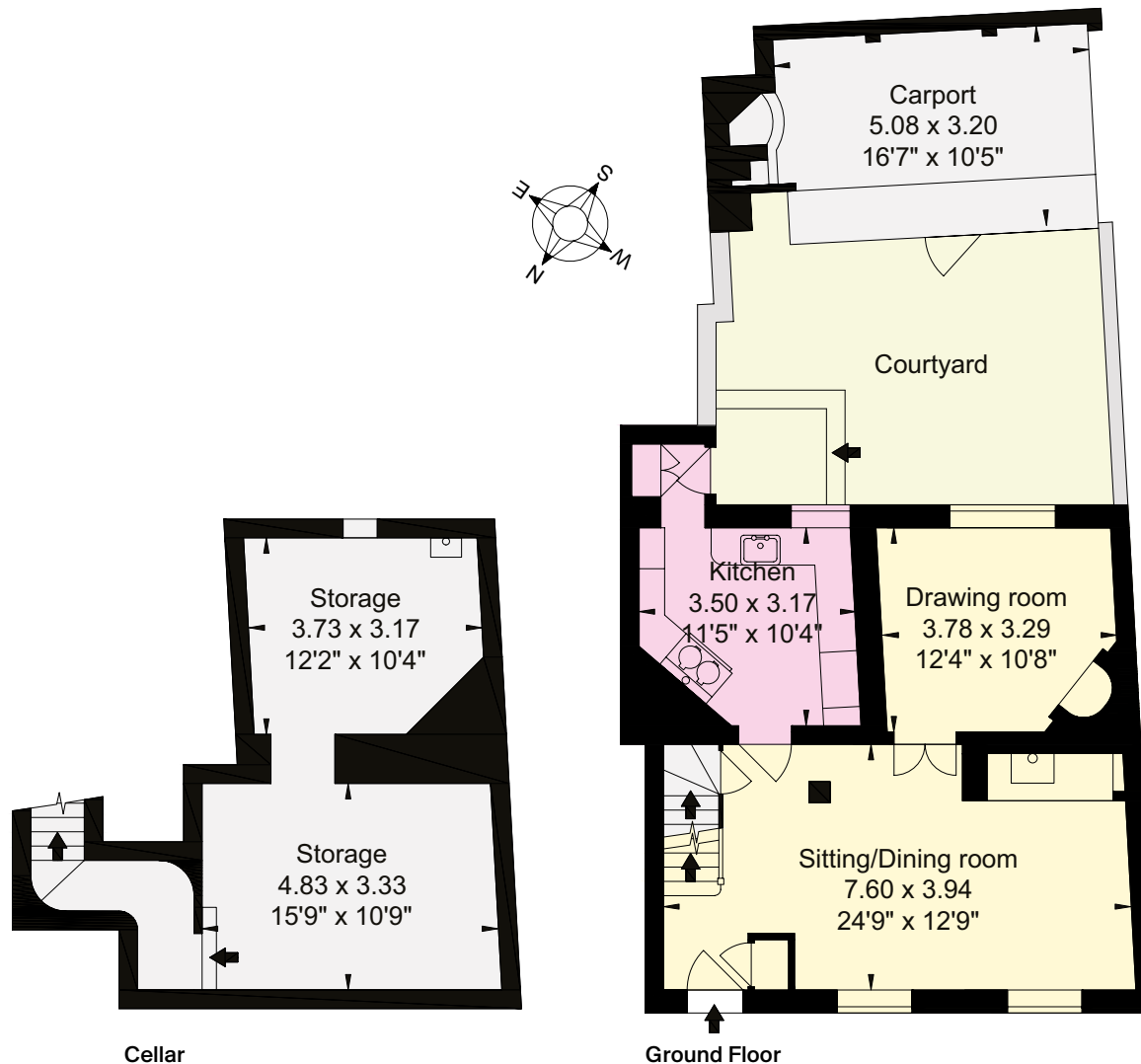
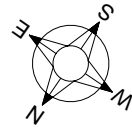
Total: 214 sq m (2,303 sq ft)

inc. restricted head height

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.

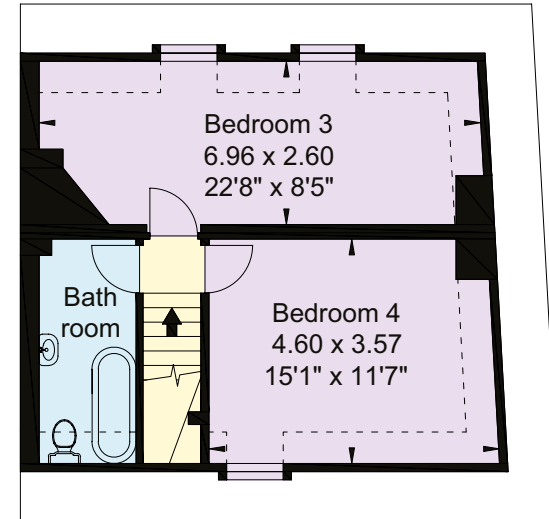
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Denotes restricted head height

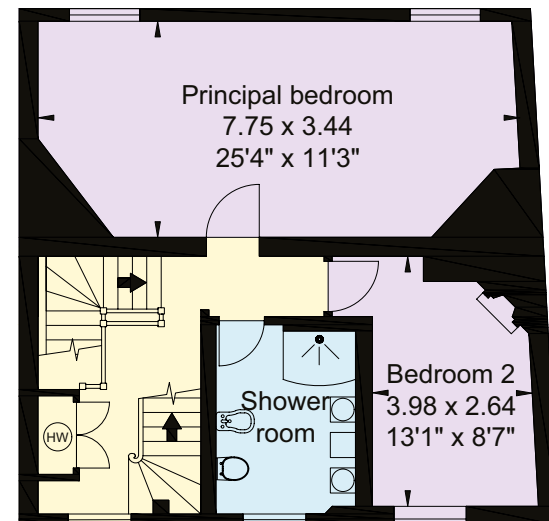


Cellar

Ground Floor



Second Floor



First Floor



A private and walled courtyard garden is a perfect secluded area to entertain. There is off-road parking, which is a rarity for the location, and further parking is available permitted on-street (W2). Alderson House opposite also offers spaces for rent at a yearly charge. There is an EV charging point.

Services

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

Directions (CV34 4AP)

What3words: ///analogy.called.token

Viewing

By prior appointment only with the agents.





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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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Date: 10 October 2024
Our reference: STR012499061

21 High Street, Warwick, CV34 4AP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £795,000.

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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For additional information or to make arrangements to view the property, please get in touch.

We'd love to help you.

Yours faithfully



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