



43 High Street, Warwick, Warwickshire





A historic Grade II listed townhouse commanding a **prime position** in the heart of Warwick, overlooking the Lord Leycester Hospital and West Gate Tower.

Distances

Warwick Castle 0.3 mile, Warwick train station 0.5 miles (trains to London Marylebone from 82 minutes), Leamington Spa 3 miles, M40 (J15) 2 miles, Stratford-upon-Avon 10 miles, Birmingham 30 miles, Birmingham International Airport 20 miles (all distances and time are approximate)

Situation

Warwick is in the county town of Warwickshire, a historic market town situated on the River Avon. The town centre provides a variety of shopping and recreational facilities. The property sits opposite the Lord Leycester Hospital, and Warwick Castle is just a short walk from the property.


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EPC

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Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band E



The area is extremely well provided for 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, which are all within walking distance. Warwick University is located 7 miles north of Warwick, towards Coventry.

For the commuter, there are regular trains from Warwick Station to Birmingham and London Marylebone and from Coventry (10 miles away) to London Euston. 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.

There is racing at Warwick and Stratford-upon-Avon and a range of local golf courses in the area, including The Warwickshire in nearby Leek Wootton.

The property

43 High Street is a unique Grade II listed townhouse steeped in history, sat in an elevated position overlooking the Lord Leycester Hospital and West Gate Tower. The beautiful timber-framed property dates back to the 16th century and sits in a conservation area.

The current owners have sympathetically upgraded the property during



their ownership and works completed include new heating throughout, roof works, timbers have been treated and upgrades to the property's exterior.

The property is accessed via a raised paved walkway down the side of the main high street with railings, and the wooden front door opens into a small entrance porch. A charming sitting room offers an abundance of character features, including exposed timber beams, original parquet flooring, original inglenook fireplace with an Esse wood-burning cook stove. From here, there are breathtaking views of the Lord Leycester Hospital. A guest cloakroom is located off the rear hallway, which leads down to the kitchen, which features tiled flooring, breakfast bar seating, Belfast sink and a Baumatic Range cooker. In the garden, there is a newly built home office with bi-folding doors.

An original elm staircase rises to the first floor and gives access to bedroom two, with a front aspect, original fireplace and built-in wardrobes to each side. The family bathroom features a freestanding clawfoot bath and exposed floorboards.





The impressive vaulted principal bedroom is located on the second floor with exposed timbers, elm flooring and built-in cupboards.

The south-easterly facing garden is part walled and very private. A patio area located at the rear of the garden is ideal for al fresco dining. Permitted parking is available on-street in the vicinity of the property.



Services

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

Directions

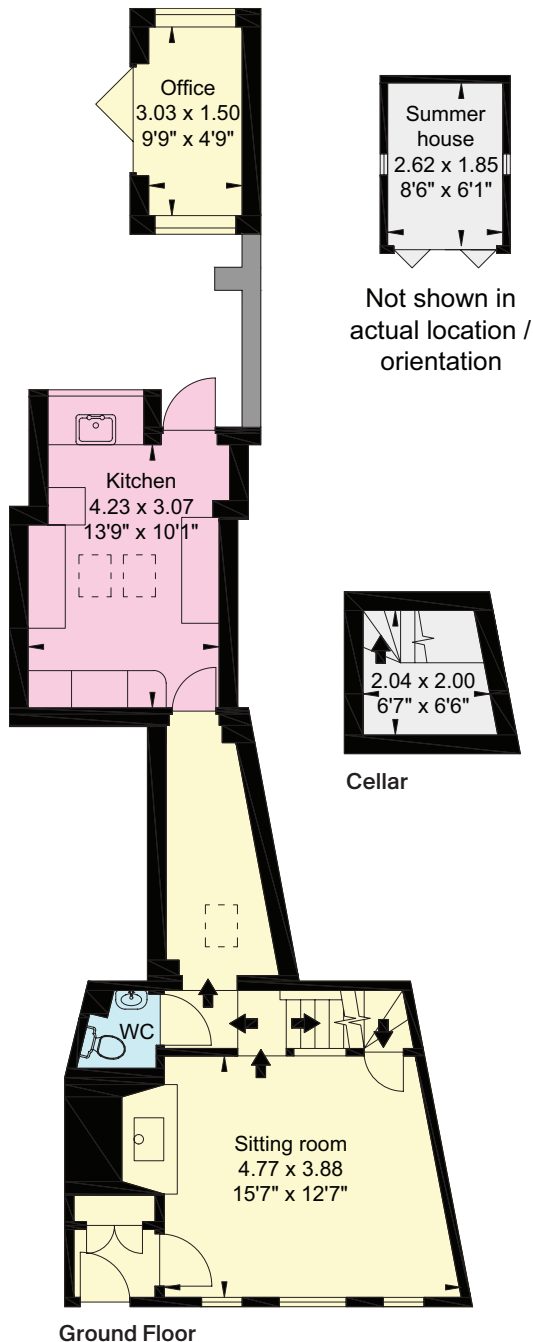
Postcode: CV34 4AX

What3words: ///level.sprint.shed

Viewing

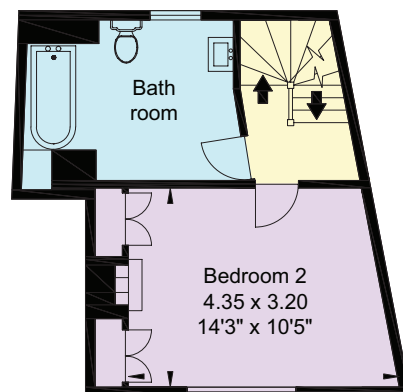
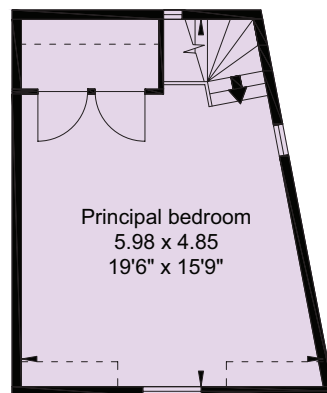
By prior appointment only with the agents.





Not shown in
actual location /
orientation

Denotes restricted
head height



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

Approximate Gross Internal Floor Area
House: 105 sq m (1,130 sq ft)
Office/Summerhouse: 9.5 sq m (101 sq ft)
Total: 114.5 sq m (1,231 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.

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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 February 2025. Photographs and videos dated February 2025.

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Date: 04 March 2025
Our reference: STR012583989

43 High Street, Warwick, CV34 4AX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£525,000**.

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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