



5 CHURCH STREET








Warwick





A DECEPTIVELY SPACIOUS GRADE II LISTED  
HOME IN THE CENTRE OF WARWICK  
CLOSE TO ST MARY’S CHURCH.

With a self-contained, period, two bedroom cottage, an abundance of original period features and a landscaped garden.

Main House				
				EPC
3/4	3	3/4		D
Cottage				
			EPC	
2	1	1	D	

**Distances:** Warwick Castle 150 yards, Warwick railway station 0.6 mile, 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 times are approximate)





## SITUATION

Church Street is situated in the vibrant heart of Warwick town centre. Directly across the road stands the impressive St Mary's Church, while just around the corner lies the bustling market square, surrounded by a variety of restaurants and shops. Within easy walking distance from the property are notable landmarks such as Warwick Castle, Priory Park, and St Nicholas Park. Warwick Racecourse is also conveniently close by.

The area has 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 Coventry (10 miles) 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.





# THE PROPERTY

Situated in the heart of Warwick's prestigious conservation area, 5 Church Street is an immaculately presented Georgian townhouse that blends timeless elegance with modern comfort. This beautifully appointed Grade II listed period property has an enviable location within the historic town centre, offering refined living in a setting steeped in charm and character. A unique feature of this exquisite home is a gated side passageway that leads to a delightful self-contained two bedroom period cottage, perfect for guests, extended family, or additional income potential.

The property has an abundance of original and period features throughout, including sash windows, a staircase with ornate balustrades, stone flooring, exposed floorboards, fireplaces and picture and dado rails.

The property can be accessed via a formal front door, which opens from Church Street, or through a side door accessed via a gated private passageway, which opens into a rear hallway. The sitting room has a front aspect, a newly fitted traditional fixed sash window, original wooden flooring and an open fireplace. Double doors open into the inner hallway with an elegant staircase rising to the first floor and descending to the lower ground accommodation. On the lower ground floor, the living space continues with a study, guest cloakroom, cinema room and a useful utility with a washing machine, dryer and GFCH boiler and cylinder.

A beautiful kitchen/dining room has a large sash window and double doors opening on to the garden. There is a dining table in-situ, an exposed brick wall, tiled flooring and the kitchen features wooden worktops, tiled backsplash, a double Belfast sink and a range cooker. Planning permission and listed building consent have been granted to extend the kitchen, see separate heading.

On the first floor, the formal drawing room offers a versatile space and can easily function as a bedroom if needed. The principal bedroom benefits from a rear-facing aspect and includes a generous en suite bathroom complete with a separate walk-in shower.







On the second floor, there are two good-sized double bedrooms, each with fitted wardrobes and en suite shower rooms. The rear double bedroom features a small, restricted-height storage area—ideal as a play space if used as a children’s bedroom.





The two bedroom self-contained cottage offers versatility and could be used as a home office, ancillary accommodation, or a holiday let. While it feels like a natural extension of the main residence, it also benefits from its own separate access via the passageway, allowing it to function as a fully self-contained unit if desired. The ground floor features a well-appointed kitchen/breakfast room and a cosy sitting room, complemented by a separate storage room. Upstairs, there are two comfortable bedrooms, a spacious landing, and a modern shower room. The larger bedroom presents an adaptable space — ideal as a bright and airy studio or home office, yet easily adaptable as a main bedroom if preferred.

The recently landscaped rear garden offers a tranquil retreat in the heart of the town. A spacious sun terrace with a south-west facing aspect provides the perfect setting for al fresco dining and entertaining guests. Two useful garden stores provide additional storage.

On-street parking is permitted (W2 zone), and additional permits can be obtained from the local council for use of town centre car parks.

**Planning permission – ref (W/23/1200)**

Planning permission and listed building consent have been granted for a single-storey rear extension to provide kitchen/living space and a utility room.

# PROPERTY INFORMATION

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

**Directions (CV34 4AB)**

What3words:///feared.glass.linen

**Tenure:** Freehold

**Local Authority:** Warwick District Council

**Council Tax:** Band G

**Viewing:** By prior appointment only with the agents.



Cottage



Cottage



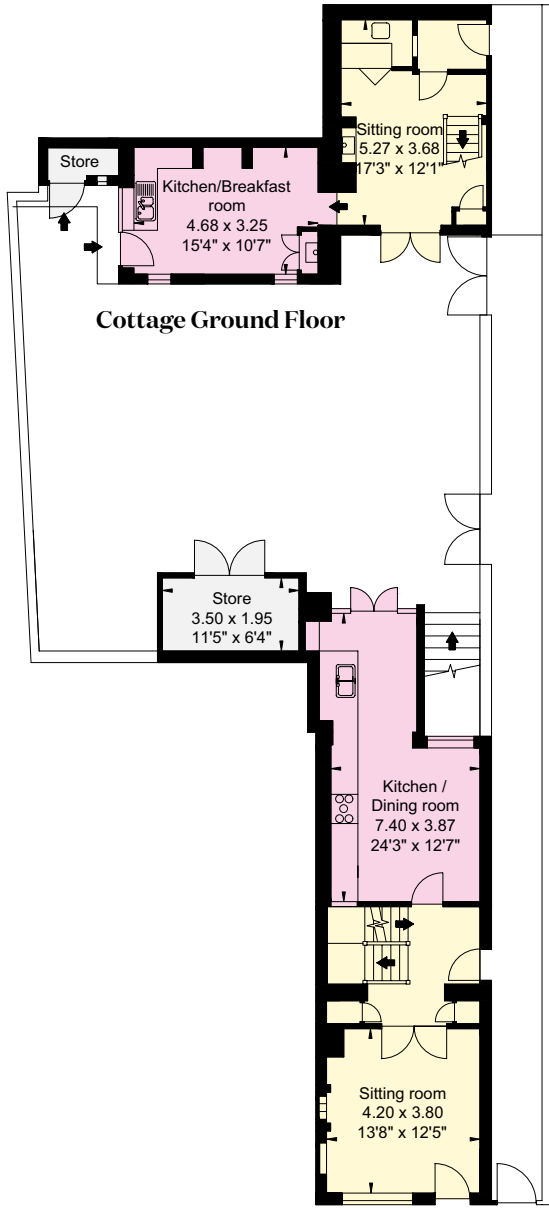
Cottage



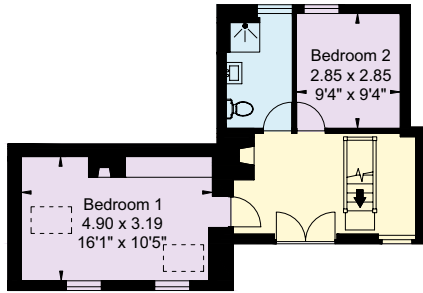
Cottage



Existing Floor plan



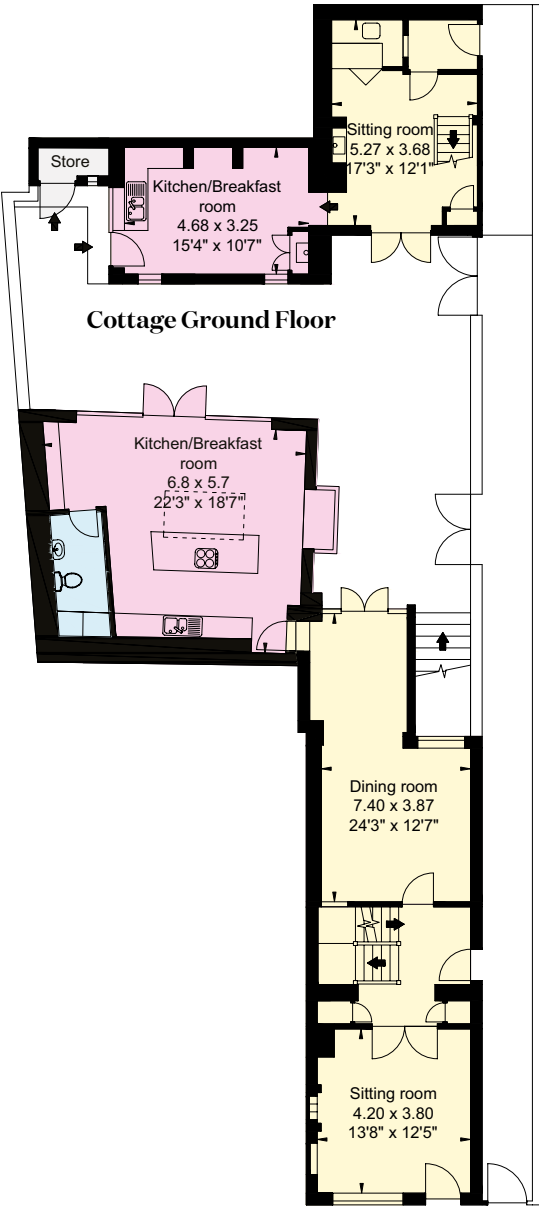
Cottage Ground Floor



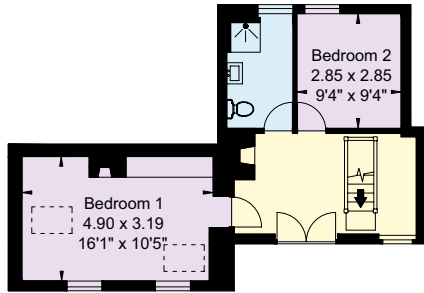
Cottage First Floor

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

Proposed Floor plan



Cottage Ground Floor



Cottage First Floor

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

Approximate Gross Internal Area  
House: 212 sq m (2,283 sq ft)  
Cottage: 79 sq m (851 sq ft)  
Stores: 8 sq m (86 sq ft)  
Total: 299 sq m (3,220 sq ft)  
inc. restricted head height

Ground Floor

Lower Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Approximate Gross Internal Area  
House: 248 sq m (2,670 sq ft)  
Cottage: 79 sq m (851 sq ft)  
Store: 2 sq m (22 sq ft)  
Total: 329 sq m (3,543 sq ft)  
inc. restricted head height

Ground Floor

Lower Ground Floor

First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







I would be delighted  
to tell you more.

**Samantha Bysouth**

01789 297735

samantha.bysouth@knightfrank.com

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

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