



4 PYREE SQUARE

Warwick, Warwickshire, CV34 6DG



AN EXCEPTIONALLY PRESENTED FAMILY HOME IN THE CENTRE OF CHASE MEADOW, ON THE EDGE OF WARWICK.

Chase Meadow is a popular development built in the early 2000s, with amenities including a pub, doctor's surgery, local shop, pharmacy and opticians.



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EPC

C

Local Authority: Warwick district council

Council Tax band: G

Tenure: Freehold

Services: All main services are connected to the property. Gas-fired central heating.
Underfloor heating to the kitchen, dining room, garden room, hallway, main bathroom,
top floor bathroom and principal en suite.

What3words: ///twist.monkey.ever

SITUATION

Chase Meadow is a popular development built in the early 2000s, with amenities including a pub, doctor's surgery, local shop, pharmacy and opticians. Warwick town centre is within walking distance along with the local schools, including Aylesford School and Busy Bees Nursery. Warwick Foundation Schools are located on the opposite side of town along with Myton School. Warwick is a historic market town situated on a bend of the River Avon.

The town centre provides a vast array of shopping and recreational facilities as well as the historic castle.

For the commuter, there are regular trains from Warwick station or from Warwick Parkway to London Marylebone. The motorway network is easily accessed with the M40 (J15) or A46, approximately 1 mile away, giving access to London and Birmingham. Warwick University is located 9 miles north of Warwick, towards Coventry.

DISTANCES

M40 (J15) 1 mile, Warwick 1.5 miles, Warwick train station 1.9 miles, Warwick Parkway Station 3 miles, Leamington Spa 5.5 miles, Stratford upon Avon 8 miles (distances and times are approximate).









THE PROPERTY

4 Pyree Square is an impressive six bedroom family home, presented to showhome standard throughout. Built in 2002, the current owners upgraded the property to a very high standard, including underfloor heating to several rooms, including dining, main hallway and garden room. The property offers flexible family accommodation over three floors.

The property is approached by a large wrought iron gated private driveway, and a limestone path leads to the oak front door. Shutters dress the front facade, and a generous entrance hallway has polished Porcelain tiles, built-in wine storage underneath the staircase, a guest cloakroom and a coat cupboard. Overlooking the front of the property is a music room/home office which could also be used as a playroom. The drawing room has a natural Warwick stone fireplace and bespoke mirror. Double doors open into the dining room, with bifold doors opening on to the garden. The dining room can also be accessed from the kitchen/breakfast/family room.



A beautiful open-plan kitchen/breakfast/family room with underfloor heating throughout, has been carefully designed and features a bespoke kitchen with a large central island with seating, polished porcelain tiled flooring and built-in cabinetry with ambient lighting. The bespoke kitchen features quartz worktops, a Villeroy and Boch ceramic sink, and integrated appliances, including a Caple wine cooler, Miele induction hob with remote-controlled extractor, Quooker boiling water tap, Neff coffee machine, two double ovens, two combi-ovens and three warming drawers. There is plenty of space for a seating area or table, and bifold doors open into the garden room, with French doors opening straight out to the garden. The utility is located off the kitchen and has quartz tops, built-in storage, a double-drawer FisherPaykel dishwasher, and space for a washing machine and dryer.

Upstairs, the principal bedroom suite is beautifully appointed and features a front aspect, two sets of fitted wardrobes, further built-in storage and a luxurious walk-in wardrobe. The en suite bathroom has underfloor heating and features an Italian freestanding bath, a sink with a vanity unit below and a separate shower. Guest bedroom with front aspect and an en suite shower room. Bedrooms three and four (currently used as a study) share the fully tiled family bathroom, which has a separate shower and also includes underfloor heating.

On the second floor, there are two large bedrooms, ideal for teenagers, one with built-in wardrobes and the other as a TV/cinema room. Off the landing, there is a family bathroom with under floor heating and a freestanding bath.



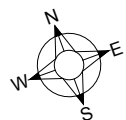


OUTSIDE

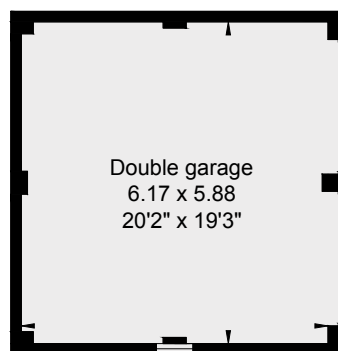
To the front of the property, there is a detached double garage with up-and-over doors and an electric charging point. A resin driveway with lighting provides parking for 5/6 cars, and a beautifully manicured fore garden has a water feature and a small lawn enclosed by iron railings.

The rear garden has limestone paving, and there are various seating areas ideal for entertaining. The garden is mainly laid to lawn with well-stocked borders, painted fencing external electrics for garden lighting and an outdoor tap.

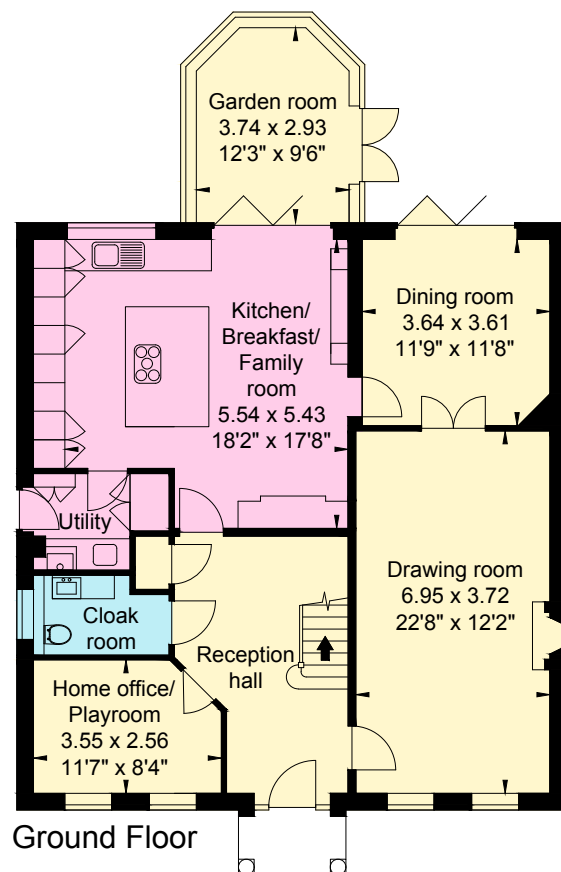




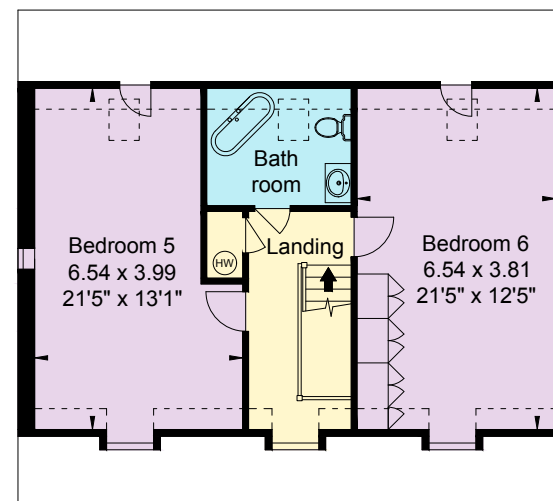
Denotes restricted
head height



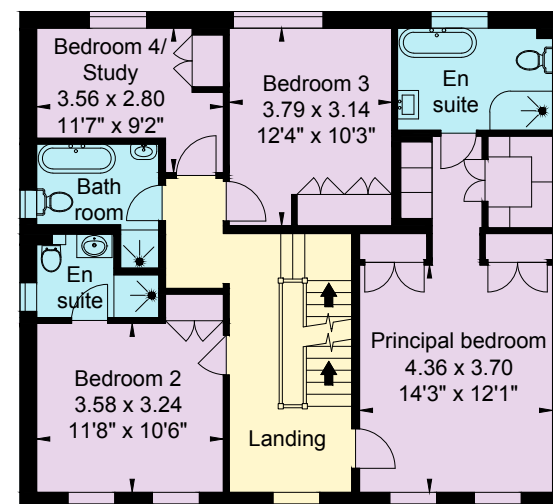
Outbuilding
Not shown in
actual location /
orientation



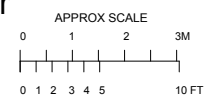
Ground Floor



Second Floor



First Floor



Approximate Gross Internal Area = 306 sq m / 3299 sq ft

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.

We would be delighted
to tell you more.

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Date: 01 October 2025
Our reference: STR012328545

4 Pyree Square, Warwick, CV34 6DG

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