



9 Jury Street
Warwick | Warwickshire | CV34 4EH

FINE & COUNTRY

9 JURY STREET



A tastefully renovated Grade II Listed building that was previously a mixed use residential and commercial building that hosted a jewellers.

The current owners have thoughtfully converted and renovated the property into a practical home conducive with modern living.

Throughout the property there are many visible original features giving it traditional charm, but it also offers modern features including underfloor heating.



KEY FEATURES

Ground Floor

The hero of the home is the rear of the property which is designed to accommodate open plan living. This wonderful space has several zones including a breakfast kitchen, dining area and lounge area. The kitchen has been fitted with Burbidge kitchen units with Pacific White Quartz worktop. Appliances including an oven, hob, fridge, freezer and dishwasher. There is an enclosed utility room. To the rear there are designer Crittall doors and sky lights allow natural light to pour through into this space. To the front of the property there is an entrance porch that leads through to a home office space. Two-piece cloakroom and storage cupboard plus a staircase to the lower ground floor.









SELLER INSIGHT

“What first captured our hearts was the unique charm of this period property in the heart of Warwick, complete with a rare and convenient garage.’ The current owners share.

There are so many fantastic areas to enjoy living in this home, with the owners highlighting that ‘One of our favourite moments is relaxing in the lounge, gazing out at the picturesque walled garden and the magnificent view of St Mary’s Church. The garden itself is a tranquil, low-maintenance haven that becomes a sun trap, perfect for enjoying peaceful moments in the sunshine.’

The house is filled with delightful features, such as the bay window on the first floor. From there, you can admire both Eastgate and Westgate, the historic gates of the town, creating a sense of living amidst history. Inside, the high ceilings and abundant natural light enhance the beauty of the original beams.

The current owners have brought this property back to life, highlighting the work they’ve done, ‘The house has undergone a complete renovation, ensuring it’s ready for contemporary comforts with a new roof, windows, plumbing, electrics, and a fully tanked basement. We’ve also had the pleasure of repurposing some original features, like the stunning stained glass window in the WC.’

Modern living is effortlessly supported by the large open-plan kitchen, dining, and lounge area, yet there are plenty of cozy spots and rooms to retreat to for a quiet moment.

The location of this stunning home is just as impressive as the property, with the current owners sharing their thoughts on Warwick and all that it offers! ‘Living in Warwick is a joy, with its vibrant community and friendly neighbours. The weekly Saturday market is a delight, offering fresh produce and local goods. Everything you need is within walking distance, from supermarkets and hairdressers to doctors and dentists. The town’s sports clubs, including cricket and tennis clubs, along with river activities like rowing, paddle boarding, and canoeing, offer abundant opportunities for an active lifestyle. We are members of Warwick Boat Club, where playing tennis by the River Avon with Warwick Castle as a backdrop is an unparalleled experience.’

‘The convenience of town living is truly remarkable, and we encourage you to embrace it fully, taking advantage of all that Warwick has to offer, just a short stroll away.’*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













First Floor

The first floor boasts two double bedrooms, both of which have feature lighting and fitted wardrobes. Each room has its own private three-piece en-suite. There is additional storage space above the principal bathroom.

Second Floor

The second floor offers a further two double bedrooms and also a three-piece bathroom. There is additional storage space above the larger bedroom.

Lower Ground Floor

The lower ground floor is a substantial space that has been tanked, perfect for a children's play space, home gym or studio.











Outside

To the rear of the property there is a recently renovated courtyard garden space designed by local specialist landscape gardener Suzzana Brown. There is rear access and a single garage with electric vehicle charger. The garage is accessed via a private courtyard with secure gated access via a remote-control fob. The property also benefits from three parking permits.





LOCATION

Situated right in the heart of historic Warwick town centre which offers an excellent array for shopping, bars, restaurants, and leisure facilities. Schooling both state and private is within walking distance, with Myton, Warwick Prep, Warwick School (boys) and Kings High (girls). Access to the Midlands motorway network is also within easy reach with nearby M40 (junction 12) and M42 with access to the M1, M6, Birmingham International Airport and Birmingham NEC. The rail link to Birmingham and London Marylebone is available within walking distance to Warwick station and from either Warwick Parkway or Leamington Spa station a short drive away.

Warwickshire

The County town of Warwickshire and medieval stronghold, Warwick is a historic market town, best known for its world- famous castle. A popular tourist destination, William the Conqueror founded Warwick Castle in 1068 on his way to Yorkshire to deal with the rebellion in the north. The original wooden motte-and-bailey castle was rebuilt in stone in the 12th century. During the Hundred Years War, the facade opposite the town was refortified, resulting in one of the most recognisable examples of 14th century military architecture. The great fire of Warwick in 1694 destroyed much of the medieval town and as a result most of the buildings postdate this period. A consistent lure to the area for families is Warwick School for boys, which is believed to be the oldest boy's school in the country, along with its sister school, Kings High School for Girls and Warwick Preparatory and Junior Schools. In addition, there are two state run schools and several primary schools. The University of Warwick is among the highest rated in the country.





Services, Utilities & Property Information

Utilities

We believe that all mains services are connected to the property including gas, electric, water and waste.

Mobile Phone Coverage

4G and 5G mobile signal are available in the area; we advise you to check with your provider.

Broadband Availability

FTTC Gfast Fibre Broadband Speed is available in the area, with predicted highest available download speeds of 330 Mbps and predicted highest available upload speeds of 50 Mbps. We advise you check with your current provider.

Local Authority

Warwick District Council

Special Property Notes

The property is Grade II Listed and is located in a conservation area as well as a controlled parking zone.

Construction

Standard

Tenure

Freehold

EPC

Exempt, Grade II Listed

Council Tax Band TBC

Directions

CV34 4EH / what3words: www.what3words.com/#!/from.storm.laws

Viewing Arrangements

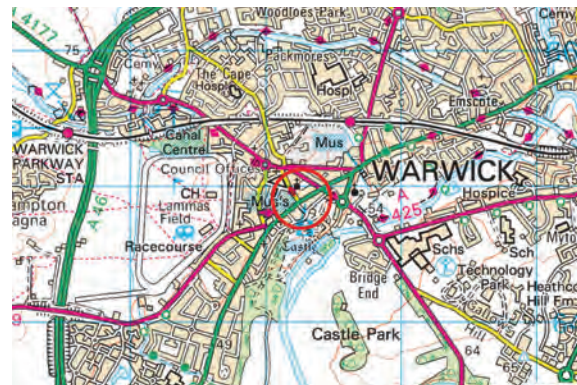
Strictly via the vendors sole agents Fine & Country on 01926455950

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm.
Saturday	9.00 am–4.30 pm.
Sunday	By appointment only





BELOW GROUND

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROSS INTERNAL AREA: 2446 sq ft, 228 m2
 GARAGE & OUTBUILDING: 179 sq ft, 17 m2

OVERALL TOTALS: 2625 sq ft, 245 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched on the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed 17.07.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JONATHAN HANDFORD

MANAGING DIRECTOR

Fine & Country Leamington Spa
+44 7813 78 74 74
jonathan.h@fineandcountry.com

Jonathan is a well-established figure within the Fine & Country team and a great role model for the brand. He is a passionate property expert with a wealth of success stories for helping people move and secure the best price for their home. His experience affords him the opportunity to share his knowledge and on a monthly basis, he delivers consultancy training to Fine & Country agents from all across the UK. His academy training is followed by new and old agents alike and he has partnered with many of the industry's finest coaches and trainers to raise the bar on standards for the industry. Jonathan lives in Leamington Spa with his wife Laura and their son Elliot. Laura also works within the Fine & Country business and works closely with Jonathan and his clients. In January 2019 his Leamington Spa team won two awards at the prestigious annual Fine & Country International Awards Ceremony at the QEII in Westminster London. The awards for Best Property Presentation and the highly coveted Best Overall Operator were presented by former England rugby player, Matt Dawson MBE.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

follow Fine & Country Leamington Spa on



Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, CV32 5AA
01926 455950 | leamington@fineandcountry.com

