

Peter Clarke

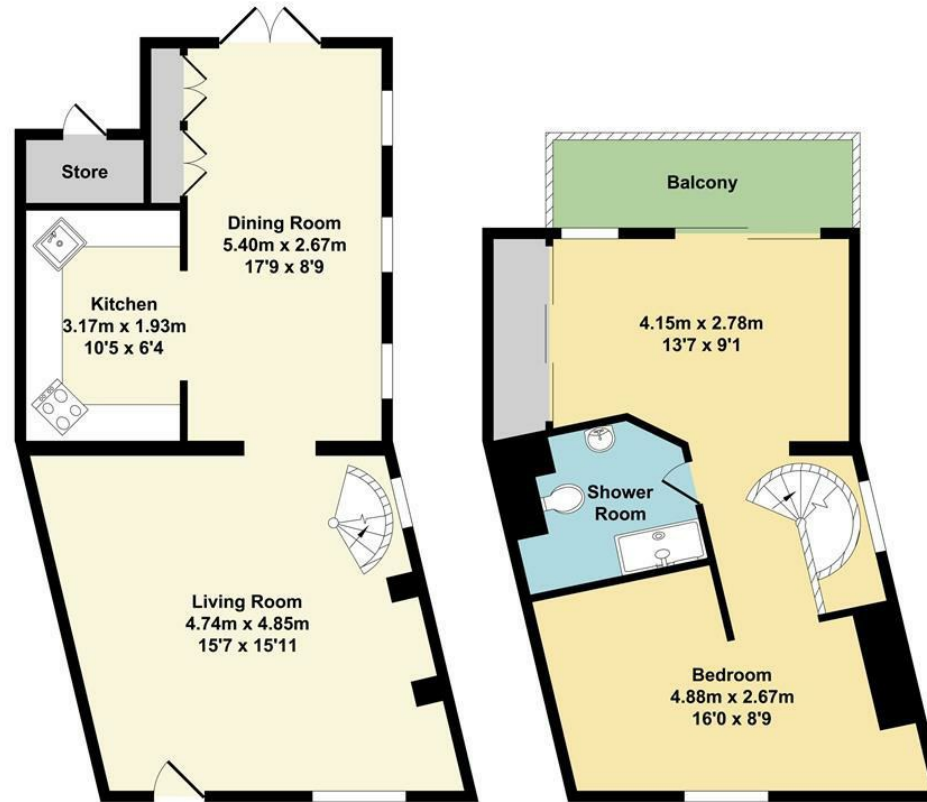


50 Bridge End, Warwick, CV34 6PD

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Total Approx. Floor Area 84.77 Sq.M. (912 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor
Approx. Floor
Area 47.71 Sq.M.
514 Sq.Ft.)



First Floor
Approx. Floor
Area 37.06 Sq.M.
(399 Sq.Ft.)



- Stunning 18th C Cottage
- Located in Warwick's Most Prestigious Address
- Offering A Host Of Original Features
- Two Large Double Bedrooms
- Refitted Family Shower Room
- Well Proportioned Living Room & Dining Room
- Modern Fitted Kitchen With Integrated Appliances
- Generous & Private Landscaped rear Garden
- Delightful Roof Terrace
- EPC E



Offers Over £500,000

A Stunning and deceptively spacious, two double bedroom, period cottage, offering a wealth of original features. This characterful home is located in a beautiful and quiet residential lane and provides easy access to Warwick Town Centre, local parks and the surrounding road network. Having internal accommodation comprising: well proportioned living and dining room, Modern fitted kitchen with integrated appliances, two large double bedrooms and a recently refitted family shower room. Outside the home is a large roof terrace accessed from the second bedroom and having a spiral staircase into the landscaped, private rear garden. **NO FORWARD CHAIN**

WARWICK is an historic town with a famous medieval Castle situated on the banks of the River Avon both of which can be glimpsed through the variety of old trees that form the backdrop view from the rear of this secluded property. The town itself offers a variety of amenities including shops, restaurants, public houses, Churches as well as both independent and state schools of good repute. The larger town of Leamington Spa is three miles to the east of Warwick while Stratford Upon Avon is twelve miles to the west. Warwick itself lies close to the M40 London to Birmingham motorway and six miles south of the M45. Accordingly, not only is it readily accessible from all points of the compass by road, but also by train, being served not only by local trains but also by the Chiltern Line that runs through to London Marylebone via Warwick Parkway.

APPROACH

Access to the cottage is from a quiet residential street from which the rear garden can also be reached via a generously proportioned pathway while access to the cottage itself is protected by a simple open fronted porch which leads to a beautiful timber front door which in turn leads into :-

LIVING ROOM

This stunning first reception room has a fully functional 'hole in the wall' log burning fireplace complete with a hand made wrought iron fire basket, which is augmented by a modern reproduction cast iron back plate which features General Fairfax on horseback and a single sheet glass fire screen which distributes heat. To the right of this original fireplace there is a custom-made mahogany bookcase which is mounted on matching cupboards; and, to the right of that, a front facing leaded window looking out on to Bridge End. Looking to the right once more it can be noted that a small glass portal which is inset into the front door can be opened from inside the cottage to create a through-draft in summer and to facilitate speaking to any caller without necessarily having to open the door. The wall which faces the open

fireplace reveals original timbers, stone and brickwork, while the recessed area to the left of the fireplace features a spiral staircase which leads to the first floor. Much of the living room wall that connects the former to the latter supports a generous archway leading into the kitchen and dining room area.

DINING ROOM

The spacious dining room has three double glazed windows to the right hand side and double glazed French doors at the far end that provide attractive views of and access to the landscaped rear garden. As currently configured the dining room is generously provided with central heating radiators and inset downlighters. The dining room also houses a custom-built cupboard which was originally designed to accommodate a hi-fi sound system and associated speaker system which runs through the property. The limestone flooring which was fitted relatively recently throughout the dining room now continues through to the open plan kitchen.

MODERN FITTED KITCHEN

This beautifully appointed modern fitted kitchen comprises a range of Shaker style wall and base mounted units with contrasting Corian work surfaces into with a one and a half bowl sink and drainer unit with chrome monobloc tap. The kitchen also offers a range of integrated Miele appliances including a fan assisted electric oven, a four-ring hob and a microwave with further built in fridge-freezer. The kitchen also features ceramic tiling to all splashback areas, inset downlighters, a built in AEG extractor fan and integrated display shelving.

ON THE FIRST FLOOR

LANDING

Being reached from the living room via the spiral staircase and having a side facing split window, the landing not only gives access to both double bedrooms but also a recently refitted family shower room with loft access hatch leading to







the vaulted storage area which houses the recently updated central heating boiler.

MASTER BEDROOM

This is a spacious double bedroom with a front-facing leaded window overlooking Bridge End, original exposed timbers and brickwork, a central heating radiator, inset downlighters and a TV connection point.

(Agents note:- the master bedroom currently has an open archway through to the landing which could easily be fitted with formal door closure)

FAMILY SHOWER ROOM

This stunning and recently refitted family shower room is equipped with a low level WC with enclosed cistern and dual flush, a wall mounted sink with chrome monobloc tap, walk-in double shower cubicle with sliding glass door. A high grade vinyl floor with ceramic tiling to splashback areas, original exposed brickwork and timbers, inset downlighters, a ceiling mounted extractor fan, a centrally heated chrome ladder towel rail.

BEDROOM TWO

This generously sized double bedroom is fitted with three mirror fronted sliding door wardrobes which offers both shelving and hanging space. Having inset downlighters, rear facing window and a rear facing sliding patio door giving direct access to a private roof terrace and lawned garden beyond offering fantastic views of Warwick Castle to the rear. Access to the garden via an external spiral staircase.

(Agents note:- the second bedroom currently has an open archway through to the landing which could easily be fitted with formal door closure)

OUTSIDE

REAR GARDEN

To the rear of the property is a beautifully maintained and landscaped, lawned rear garden with two paved terraces having rear outlook overlooking the island. There is also a useful garden store and gated side access path.

GENERAL INFORMATION

TENURE

We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES

We have been advised by the vendor there is mains gas, electric, water and drainage is connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX

Council Tax is levied by the Local Authority Warwick District Council and is understood to lie in Band F

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING

TBC. A full copy of the EPC is available at the office if required.

REFERRALS

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Peter Clarke & Co LLP, you should know that Peter Clarke & Co LLP would receive the referral fees stated. Move With Us Conveyancing, Shakespeare Martineau, Cunningtons - £150 per transaction on completion of sale. Myhomemove Conveyancing - £250 per transaction on completion of sale. Select Mortgages – an average of £150 on completion of sale. Cotswold Surveyors – an average of £50 on completion of survey. Oldhams Removals – an average of £60 on completion of move. Via Relocation Agent Network to another agent within the group – an average of £800 on completion of sale. Introduction of a buyer – an average of £400 on completion of sale. Iamsold - £50 Love2Shop vouchers on instruction of sale.

VIEWING

By Prior Appointment with the Selling Agents.

REGULATED BY RICS

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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