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**The Old Glassworks, Priory Road, Warwick**

**Price Guide**  
**£1,100,000**



An exceptional opportunity awaits to own this historic Grade II listed six-bedroom house located in the heart of Warwick. Built-in 1845, this impressive family residence offers over 3500 sq. ft of versatile living space spread across three levels. The property features an entrance vestibule, a reception hall, a cellar, a cloakroom, a drawing room, a formal dining room, a breakfast/dining kitchen, a ground-floor utility room, and a first-floor laundry room. With six double bedrooms spread over two floors, including two en-suites, a jack-and-jill family bathroom, and a luxurious master suite complete with a dressing room, spacious en-suite, and sauna, this home has all the space and amenities for comfortable living. Outside, there are two private courtyard gardens, and the property includes three parking spaces in the secure gated carpark.

#### Location

Priory Road is situated within walking distance of Warwick's excellent

amenities, which includes a variety of shopping, cafés, restaurants and recreational facilities. Commuting is easy, with regular trains from nearby Warwick Station, Warwick Parkway, and Leamington Spa to London Marylebone. The motorway network is easily accessible with junction 15 of the M40 2.5 miles to the south of the town, giving access to Birmingham, the north, London, and the south.

#### Approach

Through a solid entrance door into:

#### Entrance Vestibule

Original tiled floor, radiator, coving to ceiling, built-in double door meter cupboard and a further part glazed door leads to:

#### Impressive Reception Hall

Tiled floor, ornate high ceiling, three radiators, access to the main reception rooms, cellarge and cloakroom.

#### Guest Cloakroom

Modern white suite comprising WC, wall-hung wash basin storage below, chrome heated towel rail, decorative tiled floor and extractor fan.

#### Drawing Room

23'11" x 13'10" (7.31m x 4.24m)

Porcelain parquet style floor, high cornice ceiling, stone surround fireplace with recessed display alcoves to either side, two radiators, sash bay window to the front aspect with original shutters and bespoke secondary glazing and further high-level sealed unit double-glazed windows to the rear aspect.

#### Formal Dining Room

14'1" x 13'10" (4.31m x 4.22m)

Porcelain tiled floor, marble Adam Style fire surround with display alcoves to either side, high ornate ceiling, coving to ceiling, radiator. sash window to the front aspect with original shutters and bespoke secondary glazing, incorporating a stained glass leaded light feature.





#### Dining Breakfast Kitchen

21'7" x 14'7" widening to 20'6" max (6.58m x 4.45m widening to 6.26m max)

A comprehensive range of gloss fronted base and eye level units, Corian worktops and upturns with inset sink. Twin, Bosch electric ovens with Siemens induction hob, integrated dishwasher and Siemens fridge. Tall storage unit, feature island incorporating a breakfast area with further drawers and base units and an inset sink with mixer tap, Bosch microwave, glazed corner display cabinets, high ceiling, tiled floor, and two vertical radiators and a walk in triple-glazed bay window overlooking the courtyard.

#### Dining Area

Having a long double-glazed roof lantern, radiator, opening to the Family Room, door to Utility and a part-glazed door leads to the side entrance lobby.

#### Side Entrance Lobby

Radiator, hat and coat rail space, tiled floor, casement door to side and courtyard garden and parking.

#### Utility Room

8'6" x 5'9" (2.60m x 1.77m)

Worktop with inset single drainer sink unit with mixer tap, gloss fronted base and eye level units, complementary tiled splashbacks, tiled floor, extractor fan, chrome heated towel rail.

#### Garden/Family Room

19'2" x 11'5" max (5.85m x 3.50m max )

Wood effect floor, vertical radiator, wood burner set on a marble hearth and double-glazed bi-fold doors provide views and access to a low-maintenance private courtyard area.

#### Courtyard

Artificial grass, enclosed on all sides, outside tap and pedestrian access.



#### Grand Staircase

From the Reception Hall, a grand staircase rises to the:

#### Half Landing

Wall light points, radiator, leaded light natural window. Door to:

#### Laundry Room

9'2" x 6'0" (2.80m x 1.83m)

Worktop with inset single drainer sink unit with storage beneath, Travertine tiled floor, space and plumbing for washing machine and tumble dryer. Chrome heated towel rail, extractor fan, sensor lighting, two wall-mounted digital thermostat control points and a sealed unit double glazed window.

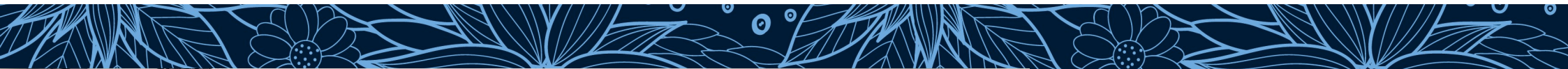
#### First Floor Landing

Ceiling light point, stairs Second Floor. Doors to:

#### Double Bedroom

14'2" x 13'10" (4.33m x 4.24m)

Wood effect floor, radiator and a sash window to the front aspect.





#### Double Bedroom

13'11" x 13'4" (4.26m x 4.07m)

Radiator, sash window to side aspect overlooking the courtyard and a further sealed unit double glazed window to the rear aspect. Door to:

#### En-Suite Shower

White suite comprising WC, pedestal wash hand basin, tiled shower enclosure with chrome shower system with fixed head and separate shower attachment. Fully complementary tiled walls and floor, chrome heated towel rail, shaver point and a sealed unit double-glazed window.

#### Master Bedroom Suite

18'9" x 13'11" (5.72m x 4.26m)

The initial approach incorporates built-in full-height shelved storage cupboards and a radiator. Opening to:

#### Main Bedroom Area

Sash window to front aspect with radiator below, recessed display alcove, sealed unit double glazed window to rear aspect. Doors to:

#### Walk In Dressing Room

8'3" x 5'5" (2.52m x 1.67m)

Radiator, open-fronted unit providing ample rail and shelving and a sealed unit double-glazed window.

#### En-Suite Bathroom with Sauna

White suite with chrome fittings comprising spa bath with side mixer tap, WC, wall-hung vanity unit with countertop sink with mixer tap and shaver points to either side. Chrome heated towel rail, fully tiled walls, tiled floor, tiled shower enclosure with fixed head shower and sash windows to the front aspect. The bathroom is also incorporated with a smoked glass door.

#### Second Floor Half Landing

Radiator, sealed unit double glazed window to side aspect. Stairs to:

#### Second Floor Landing

The top floor is perfect as a "teenage suite" with three further double bedrooms and the landing area includes a full-on Kitchenette. Doors to:

#### Double Bedroom

14'2" x 13'10" (4.32m x 4.24m)

Downlighters, radiator, sash window to the front aspect. Door to:

#### Jack & Jill Family Bathroom

Burlington period style white suite comprising roll top bath with floor mounted side mixer tap and shower attachment. WC, pedestal wash hand basin, radiator, chrome heated towel rail, tiled shower enclosure with rainfall shower head and separate shower attachment. Complementary tiled splashbacks, decorative tiled floor, extractor fan and downlighters with sensor lighting.



#### Double Bedroom

18'3" x 14'0" (5.58m x 4.27m)

Radiator, wood effect floor, sash window to front aspect, walk-in wardrobe providing ample hanging rail and storage space with matching floor and door to:

#### En-Suite Shower

Burlington white suite comprising pedestal wash hand basin, WC, tiled shower enclosure with rainfall shower head. Combined radiator/towel rail, decorative tiled floor, complementary tiled splashbacks, censor lighter, extractor fan and a double-glazed dormer window to the front aspect.

#### Double Bedroom/Studio

14'0" x 13'9" (4.27m x 4.20m)

Wood effect floor, access to both sides to eaves storage space, exposed ceiling beams and a sealed unit double-glazed window to the rear.

#### Outside

This wonderful home has two private courtyard gardens, the one off the garden room benefitting from the morning sun and the other off the kitchen facing west. There is access to the secure car park from the second courtyard which benefits from 3 parking spaces.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other services, and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

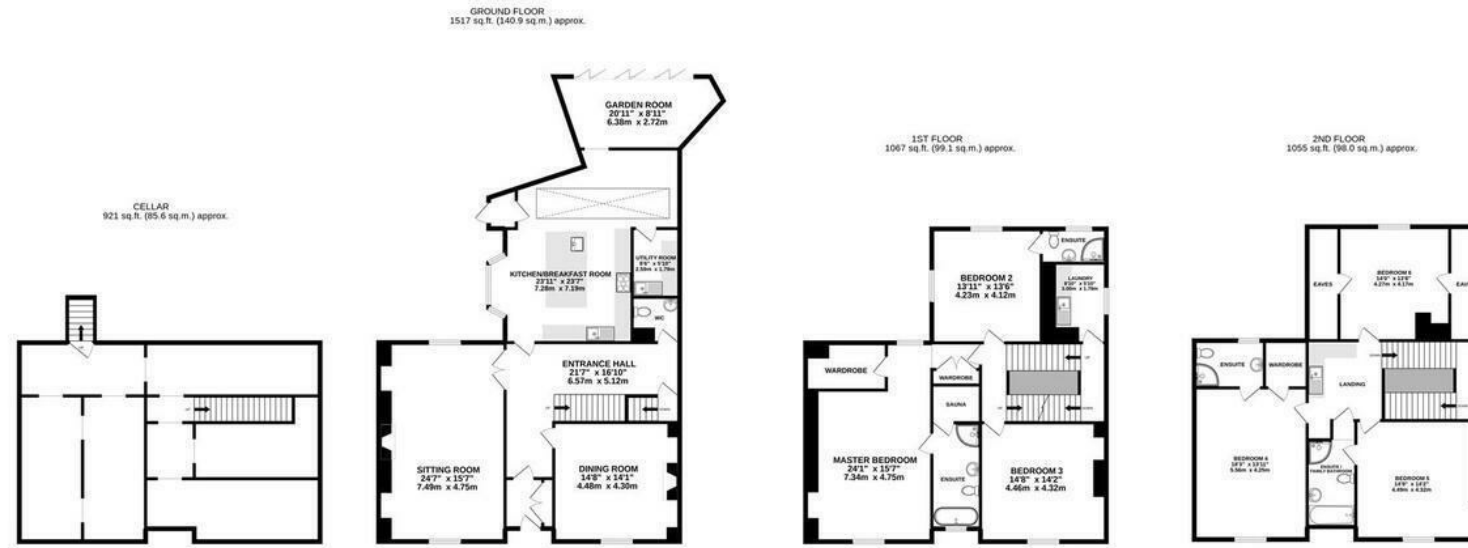
The property is in Council Tax Band "G - Warwick District Council

#### Postcode

CV34 4NA



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TOTAL FLOOR AREA : 4560 sq.ft. (423.7 sq.m.) approx.

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