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107, Bridge End, Warwick

£2,595 Per Month



Welcome to this charming period cottage located in the prestigious Bridge End, Warwick. This Grade II listed property boasts elegance and character, perfect for those looking for a touch of history in their home.

As you step inside, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with family. With five bedrooms spread across three floors, there is plenty of space for everyone.

Benefitting from gated driveway and garage, providing parking for up to three vehicles.

Living in Bridge End - you are surrounded by the beauty of Warwick, with its historic charm and picturesque surroundings.

Approach

Pitched tiled canopy porch with a part leaded light entrance door leading to the:

Entrance Vestibule

Ceiling light point, tiled floor and a further glazed door leads through to the:

Reception Hall

Having arched ceilings, radiator, tiled floor, useful deep cloaks/storage cupboard which provides hanging rail space and shelving, leaded light window to the rear aspect and pine panelled doors to:

Sitting Room

13'3" x 17'6" (4.05 x 5.33)

Having an inglenook fireplace with wood burner, tiled hearth and beam over, two radiators, wall lights and a window to the front elevation with secondary glazing.

Dining Room

14'4" x 12'5" (4.38 x 3.78)

Having fireplace with fitted ornate cast iron decorative stove, two radiators, picture rail, ceiling beam, arched opening to a recessed alcove with book/display shelving, under stairs storage and a window to the front aspect with secondary glazing.

Kitchen

15'10" x 10'8" widening to 13'7" (4.83 x 3.25 widening to 4.13)

Range of glass fronted base and eye level units, wooden worktops, enamel sink unit with mixer tap and rinse bowl. Matching island unit with oak worktop and storage beneath. Leisure dual fuel cooker with five burner hob and extractor unit over. Miele dishwasher, shelved pantry, radiator, dual sash windows overlooking the garden, window overlooking the courtyard rear garden

Courtyard

Which is laid to paving and closed by garden walling with stocked border and climbing plants.

Utility Room

8'2" x 7'3" (2.48 x 2.22)

Range of base and eye level units, wooden worktops with inset single drainer sink unit and mixer tap, upright fridge freezer, space for washing machine/tumble dryer, floor mounted gas fired boiler, secondary glazed window and door to:

Bathroom

8'4" x 6'8" (2.54 x 2.02)

Having a panelled bath, pedestal wash hand basin, bidet, W.C., tiled shower cubicle with a Mira shower and a glazed shower door, radiator, downlighters and a secondary glazed window.

Side Entrance Hall

Casement door to the side aspect and garden, radiator, stairs to first floor, and pine panelled doors to the kitchen and dining room.

First Floor Landing

Exposed beams, pine panelled door revealing a wardrobe, additional built in natural wood storage cupboards and a secondary glazed window. Doors radiate off to:

Bedroom One

14'4" x 13'11" (4.37 x 4.24)

Having fireplace, ceiling beams, pine panelled door revealing a storage cupboard, additional deep double door storage cupboard, secondary glazed windows to the front aspect and a pine panelled door to:

En-Suite

Tiled shower enclosure with drench shower head and separate shower attachment, pedestal wash hand basin, WC, radiator, shaver point.

Bedroom Four

8'10" x 7'7" (2.68 x 2.30)

Picture rail, exposed timbers, radiator and a sash window to the front aspect.



Bedroom Three

9'9" widening to 11'11" x 9'5" (2.98 widening to 3.64 x 2.87)
Picture rail, exposed timbers, double door wardrobe and dual sash windows to the front aspect.

Bedroom Two

15'6" x 13'9" into Recess (4.73 x 4.19 into Recess)
Vanitory unit with inset wash hand basin and storage below, two radiators, desk worktop with knee hole space with drawers to one side plus book/display shelving, single door wardrobe, secondary glazed window to the rear aspect and a sash window overlooks the gardens.

Bathroom

Period style suite comprising free standing bath with side mixer tap and telephone style shower attachment. WC with high level cistern, vanity area with wash hand basin and storage cupboard below. Downlighters, decorative tiled floor, heated towel rail, window to side aspect.

Attic Landing/Study Area

11'8" x 10'7" Max (3.56 x 3.22 Max)
Radiator, exposed timbers and stone work, dormer window to the rear and doors lead to the hobby room and family room.

Bedroom Five/Family Room

11'7" x 10'8" (3.54 x 3.25)
Having a part angled ceiling, exposed timbers, TV point, radiator and a dormer window to the rear aspect.

Outside

There are well tended front gardens with pathway to the main entrance and timber double opening gates provide access to the ample driveway, gardens and garage.

Delightful Gardens

Well tended lawned gardens with profusely stocked beds and borders housing an abundance of flowering plants, shrubs and trees.

Situated at the rear of the garden is some useful brick built garden/implement stores which includes a gardener's W.C.

Single Garage

Again located at the rear of the long feature driveway, having double opening doors.

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Ground Floor
Approx. 100.6 sq. metres (1082.7 sq. feet)



First Floor
Approx. 100.4 sq. metres (1080.8 sq. feet)



Second Floor
Approx. 77.9 sq. metres (838.9 sq. feet)



Total area: approx. 278.9 sq. metres (3002.5 sq. feet)

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN