





Located in the heart of Warwick, this historic Grade II listed property offers a home and a lifestyle. With its character features and generous living space, this property is perfect for those looking for a blend of history and comfort. Dating back to circa 1560, the accommodation briefly affords an entrance vestibule, reception hall, cellarge, drawing room, dining room, and a spacious breakfast kitchen, study to half landing, master bedroom with en-suite bathroom, three further double bedrooms, dressing room, attic bedroom and a family bathroom. To the outside, there is a mature good-sized walled garden, which provides access to the rare benefit of two off-road parking spaces. The property is being marketed with no upward chain.

Location

37 Jury Street stands adjacent to the ancient Eastgate which provided the approach to the historic town centre. A wide variety of shops and restaurants are nearby as is the medieval Warwick Castle and grounds. Warwick enjoys various shopping, cafés, restaurants, and recreational facilities. Commuting is easy, with regular trains from nearby Warwick Station, Warwick Parkway and Leamington Spa to London Marylebone (fastest trains under 90 minutes) and Birmingham. The motorway network is easily accessible with junctions 13/14/15 of the M40 all within a short drive of the town, giving access to Birmingham and the north and London and the south. There are a variety of state and private schools to suit all requirements, including Warwick Preparatory and Boys School and The King's High School, all of which are within close proximity.

Approach

Through a solid entrance door with leaded light slot windows to either side into:

Entrance Vestibule

Original tiled floor, built-in double door shelved storage cupboard and cloaks cupboard. Natural wood multi-paned double opening doors lead through to:

Impressive Reception Hall

Matching tiled floor, ornate coving, exposed ceiling beams, two radiators, wall lights, grand ornate staircase and doors to breakfast Kitchen and Drawing Room.



Rear Entrance Lobby

Stone flooring, pine door allowing access to the cellarage, part glazed casement door to rear aspect and garden. Door to Dining Room.

Cellar

Which houses the Washing machine and is perfect for storing lots of wine.

Drawing Room

26'8" x 14'9" narrowing to 9'6" (8.15m x 4.50m narrowing to 2.91m) Deep skirting boards, ornate skirting and ceiling beams, an open fireplace with an intricately carved surround and a raised brick hearth. Feature bay window to front aspect with secondary glazed leaded light windows and the original pine shutters. Period style

radiator and a three-quarter double opening glazed leaded light casement door provide access to the rear garden.

Dining Room

14'2" x 13'1" (4.34m x 4.01m)

Ornate cornice, wood panelling to walls with deep skirting, radiator, open fireplace with stone hearth and surround. Useful shelved storage cupboard and a secondary glazed window overlooking the garden.

Breakfast Kitchen

20'8" x 14'7" (6.30m x 4.46m)

Having a range of wood fronted base and eye level units, tiled worktops with inset double drainer sink unit with mixer tap and rinse bowl. Island unit with matching worktops and four-ring gas hob with

storage cupboards below. Bosch oven and grill and additional single oven over, Bosch dishwasher. Tiled floor, impressive fireplace with ornate carved surround, brick inlay and hearth. Built-in shelved storage cupboard adjacent to the fireplace. Cornice to ceiling, ceiling beams, downlighters, radiator and a leaded light bay window to front aspect with pine shutters.

Half Landing

Original leaded light stained feature window to rear aspect. Door to:

Study

9'10" x 8'1" (3.0m x 2.48m)

Radiator, fireplace with cast iron inset display/book shelving and a bay window to the rear aspect.



First Floor Landing

Which enjoys an ornately painted vaulted ceiling, radiator doors radiate off to:

Cloakroom

WC, wash hand basin, Worcester combi gas-fired boiler, tiled splashbacks, wall light point and a sealed unit double-glazed window.

Bedroom Four (Rear)

11'8" x 8'9" (3.56m x 2.67m)

Ceiling beam, built-in wardrobes providing hanging rail and storage space, radiator and a window overlooking the rear garden.

Attic Bedroom

17'0" x 7'10" (5.20m x 2.40m)

Exposed timbers, radiator, high angle ceiling with a large double-glazed roof light. Access to roof space with electric light, low-level window.

Master Bedroom

16'4" x 12'4" (5.00m x 3.76m)

Ceiling beam, radiator, wall light point, triple glazed leaded light windows to front aspect, wall panelling revealing concealed wardrobes providing ample hanging rail and shelving. Door to:

Closet Area

With hanging rail space and shelving, spotlight, step up to:

En-Suite Bathroom

16'3" x 6'3" (4.97m x 1.93m)

Original floorboards, exposed timbers, two radiators, double-ended bath with skylight over, his and hers wash hand basins with downlighters over, shaver point. Tiled shower enclosure with Mira shower system, extractor fan, downlighters and glazed shower door.

Bedroom Three (Front)

13'1" x 13'1" (4.01m x 4.00m)

Fireplace with stone surround, high ceiling with exposed timbers, radiator, leaded light window to front aspect with secondary glazing. exposed wall beams and a pine door reveal a shelved storage cupboard with a cupboard over.

From The Main Landing

A further door leads to:





Inner Landing

With downlighters and doors to:

Bedroom Two

13'1" x 12'11" (4.00m x 3.95m)

Fireplace with surround, decorative tiled inlay and stone hearth, exposed beams, radiator and a triple glazed window to the front aspect.

Bathroom

Comprising WC, pedestal wash hand basin, double-ended bath with side tap and downlighters over, radiator, window to rear aspect, built-in Airing Cupboard and shaver point.

Outside

The parking is approached via The Butts and the property benefits

from two parking spaces within the courtyard. A pedestrian gate leads through to the delightful walled gardens, which are a particular feature of the property. There is a central lawned area, a water feature and an abundance of flowering plants, shrubs and specimen trees.

Tenure

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

Services

All main services are understood to be connected. 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 and cannot give 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 4EH



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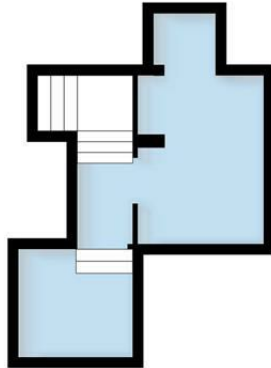
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Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Basement

Approx. 17.4 sq. metres (187.6 sq. feet)



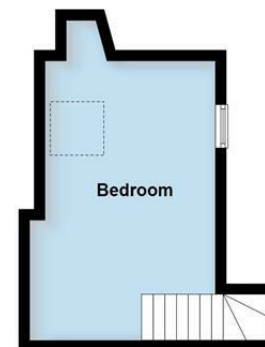
First Floor

Approx. 119.9 sq. metres (1290.1 sq. feet)



Second Floor

Approx. 18.6 sq. metres (200.7 sq. feet)



Ground Floor

Approx. 120.6 sq. metres (1298.2 sq. feet)



Total area: approx. 276.5 sq. metres (2976.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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