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3, Church Street, Warwick

Price Guide £1,150,000



This stunning Grade II-listed five/six-bedroom townhouse is located in the heart of Warwick. The impressive accommodation is spread over four levels and briefly includes an entrance lobby, a welcoming reception area and a superb open-plan bespoke breakfast kitchen/sitting room and dining space. Additionally, there is an inner hall with access to the basement and bar, utility closet, a cloakroom/wetroom and the rear courtyard. On the first floor, you will find the master bedroom with a dressing area and en-suite shower, a guest bedroom with en-suite facilities and a third bedroom currently used as a sitting room for the master. The top floor features two additional bedrooms, one with an en-suite, as well as a study/bedroom, an extra shower room and a laundry room/bathroom with a separate WC.

Location

Church Street is located in the lively centre of Warwick town. Just across the road is the magnificent St Mary's Church, while nearby is the busy market square, surrounded by a variety of restaurants and

shops. Within easy walking distance are key landmarks such as Warwick Castle, Priory Park, and St Nicholas Park. Warwick Racecourse is also conveniently nearby.

The area offers a range of state, private, and grammar schools to meet most needs, including the renowned Warwick Prep School, Warwick School, and King's High School for Girls, all within walking distance. Kingsley School for Girls and Arnold Lodge School are located in Leamington Spa, and nearby are the Stratford grammar schools.

There are regular trains from Warwick Station (within walking distance) and Warwick Parkway to Birmingham, London Marylebone, and Coventry (10 miles) to London Euston. The motorway network is easily accessible, with the M40 (J15) approximately 2 miles away, providing access to Birmingham to the north and London to the south.

Warwick Castle is a short stroll away, Warwick railway station is 0.6

miles, Leamington Spa 2.5 miles, Warwick Parkway Station 3 miles (trains to London Marylebone starting from 69 minutes), M40 (J15) is 2 miles, Stratford-upon-Avon is 9 miles, Birmingham is 22 miles, and Birmingham International Airport is 24 miles. (Distances and times are approximate).

Approach

Through a solid entrance door into:

Entrance Lobby

Wood panelling to dado height, coving to ceiling and a six-panel solid door leads to:

Welcoming Reception Area

Coving to ceiling, downlighters, exposed brickwork to one wall, oak panelling to dado height, radiator with decorative cover. Sash window to the front aspect with secondary glazing and fitted shutters to the lower section. Glazed double opening doors to the Kitchen, solid wooden doors to the Walk-In closet cupboard and access to the Inner Hall.





Walk-In Cloaks Closet

Matching floor, radiator with decorative cover, downlighters and open-fronted hanging rail and storage, plus pull-out drawers.

Inner Hall

Oak finish floor, coving to ceiling, downlighters, staircase rising to First Floor, stairs lead down to the Basement, glazed door to the rear courtyard and doors to:

Cloakroom/Wet Room

Comprising WC, wash basin with storage cupboard below, chrome heated towel rail, downlighters, double-glazed sash window to rear aspect, and extractor fan. Shower area with a chrome shower system, fixed head shower.

Utility Closet

Tiled floor and skirting, granite worktop with inset stainless steel double sink with mixer tap, eye-level storage cupboards over, coving to ceiling, extractor fan and downlighters.

Open-Plan Breakfast Kitchen/Sitting/Dining Room

34'3" x 11'2" (10.45m x 3.41m)

Sitting Area

Oak finish floor, coving to ceiling, downlighters, sash window to front aspect with secondary glazing and fitted shutters to the lower section, Radiator with decorative cover, projecting brick chimney breast with raised display hearth and heavy flush beam over. The room also features a custom-built part-glazed display cabinet in the chimney alcove.

Breakfast Kitchen

Enjoying a comprehensive range of custom-built units that feature two rounded peninsula worktops, one with a contrasting wooden finish serving as a breakfast bar, both with curved drawers underneath, and two pull-out serving trays, along with three soft-close drawers. The sparkle granite worktops include an inset stainless steel double sink with a mixer tap, a food waste disposer, and mirror splashbacks. There

is also an eye-level storage cupboard with feature pocket doors, a pull-out bin, and an integrated Bosch dishwasher. The brick chimney breast features a high-level flush oak beam, housing a Wolf stainless steel range cooker with six burners and a concealed extractor unit above. A stainless steel Whirlpool coffee maker with storage cupboards above and below, with a central wine cooler with drawers beneath and a cupboard above. Adjacent to it, a microwave with storage cupboards above and below. The floor is tiled with underfloor heating, complemented by coving to the ceiling, downlighters, and a side-by-side Siemens upright fridge/freezer with additional storage overhead.

Dining Area

12'4" x 9'0" max (3.78m x 2.76m max)

Tiled floor with matching skirting, wall and low-level lighting, pitched glazed roof and double-glazed bi-fold doors provide access to the outside courtyard area.

Basement

Approached from the inner hall with a turned staircase with downlighters and exposed brickwork leading down to:



Basement Room

11'2" x 10'2" (3.42m x 3.11m)

Featuring a vertical radiator, built-in cushioned seating, exposed brickwork, and a double-glazed sash window at the front, along with a meter cupboard. Door leads to: eads to: eads to: eads to:

Bar/TV Room

15'8" x 10'11" (4.80m x 3.34m)

A dedicated bar area featuring an inset circular sink with a mixer tap, a radiator, an exposed ceiling beam, and a cushioned seating zone.

From The Inner Hall

A turned staircase with exposed stonework and uplighters that rises to the:

First Floor Landing

Coving to ceiling, downlighters and doors to:

Master Bedroom

16'6" x 10'5" (5.03m x 3.19m)

Coving to ceiling, downlighters, custom fitted double door wardrobes with shelving, drawers and hanging rail space. Opening to:

Walk Through Dressing Area

With extensive open fronted storage, hanging rails, and drawers, a vanity area with a knee hole space, an inset mirror and downlighters, and coving to the ceiling. Door to:

En-Suite Shower

White suite comprising WC, his and hers circular countertop wash basins with storage beneath, chrome heated towel rail. Shower enclosure with shower system and curved glass shower screen. Tiled floor with underfloor heating, double-glazed sash window to rear aspect, complementary tiled walls, vanity mirror. Built-in full-height double-shelved storage cupboard.

From The Main Bedroom

Double-opening pocket doors lead to:

Sitting/Bedroom

16'7" x 11'6" (5.06m x 3.53m)

Coving to ceiling, downlighters, exposed brickwork to one wall, radiator with decorative cover and a sash window with secondary glazing and fitted shutters to the lower section.



Guest Bedroom

13'2" x 9'1" (4.02m x 2.77m)

Coving to ceiling, downlighters, radiator with decorative cover and a double-glazed sash window to the rear aspect. Door to:

En-Suite Shower

White suite comprising WC, wash hand basin with storage cupboards below, tiled shower enclosure with chrome shower system with a glazed shower screen and door. Chrome heated towel rail, extractor fan, double-glazed sash window to rear aspect, tiled floor with underfloor heating. Built-in cupboard housing the Tempest hot water cylinder and Vaillant combination gas-fired boiler.

From the First Floor Landing

Turned staircase with exposed brickwork rising to:

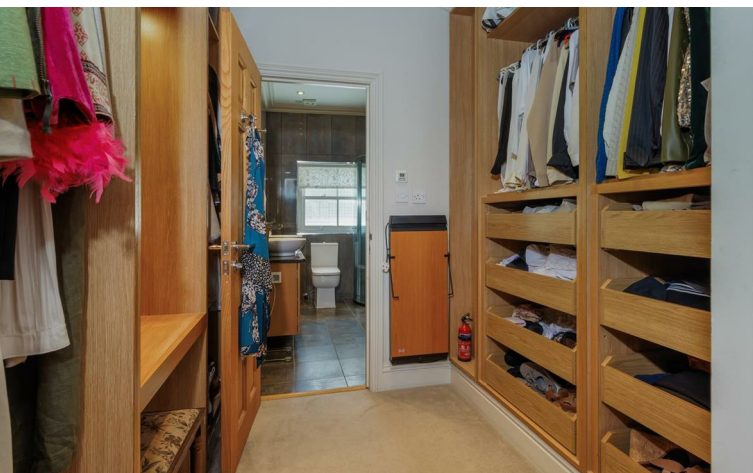
Second Floor Landing

With skylight, door to the Laundry Room, opening to:

Inner Landing

Doors to:





Office

11'4" x 9'2" (3.47m x 2.81m)

Floor-to-ceiling open-front book/display cabinets. Desk top with knee-hole space, drawers, and a secondary glazed dormer window facing the front aspect.

Double Bedroom

11'3" x 11'0" (3.45m x 3.37m)

Walk-in double-glazed dormer window to the rear aspect with fitted shutters and radiator below with decorative cover. Built-in double door wardrobe providing hanging rail space. Door to:

En-Suite Shower

White suite comprising WC, wash hand basin with storage cupboard below, tiled shower enclosure with chrome shower system and glazed shower door, extractor fan, chrome heated towel rail, tiled floor, with underfloor heating.

Double Bedroom

15'6" x 10'6" (4.73m x 3.22m)

Built-in wardrobes with an adjacent wooden display area with a drawer

unit below. Radiator with decorative cover and a secondary glazed dormer window to the front aspect.

Shower Room

Extra wide tiled shower enclosure with fitted head shower system, glazed sliding shower door, and side screen. Wash basin with storage cupboard below, WC with a concealed cistern. Chrome heated towel rail, downlighters, extractor fan, skylights, tiled floor with underfloor heating.

Laundry Room

9'9" x 7'10" max (2.98m x 2.40m max)

Wood worktops with Belfast-style sink, space and plumbing for washing machine and tumble dryer. Double-ended bath with side mixer tap and shower attachment, chrome heated towel rail, tiled floor, and extractor fan. Door to:

WC

Low flush WC, wash basin with storage cupboard below, tiled floor, ceiling light point and extractor fan.

Rear Courtyard

11'3" x 7'11" (3.44m x 2.43m)

Which is accessed from the inner hall or through bi-fold doors from the Dining Area. It has just been finished with "Millboard" composite decking, featuring inset spotlights, power sockets, and an outside tap.

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.

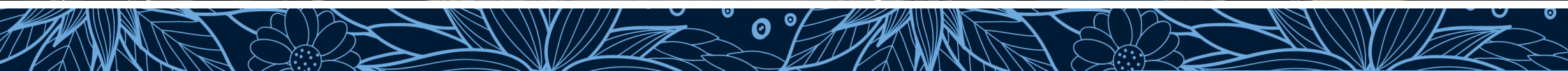
Council Tax

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

Postcode

CV34 4AB





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Warwick Office
17-19 Jury Street
Warwick
CV34 4EL

01926 499540 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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

