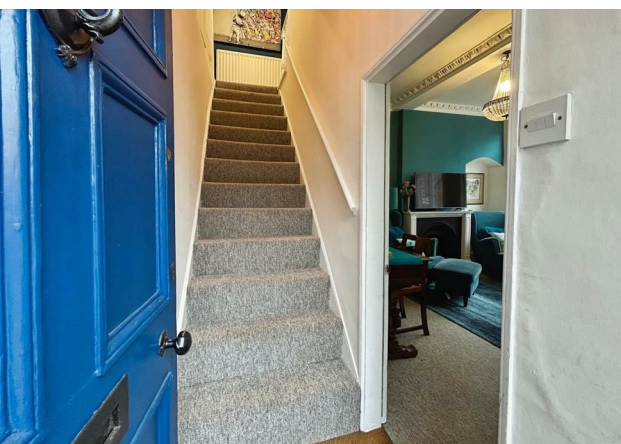




## CASTLE LANE, TOWN CENTRE

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SALES & LETTINGS





Dating back to 1482 and once part of the adjoining property, this charming Grade II listed home gained its current form around 1806. With a fascinating history and period character throughout, it has served many roles over the centuries and now offers a stylish, welcoming family home. Set on the corner of Castle Street and Castle Lane, the property enjoys views of Warwick Castle and retains many original features. The current owners have significantly improved and enhanced the home over recent years, blending modern comfort with historic charm.

Accommodation spans four floors, from the basement sitting room/utility to the top-floor bedrooms, and includes an entrance vestibule, sitting room, dining room, cloakroom, and utility/kitchenette on the ground floor. There are two bedrooms and a bathroom on the first floor, with two additional bedrooms on the top floor.

The current owners have planning permission for two further bathrooms plus a kitchen conversion.

Outside, a small enclosed courtyard provides a sunny private retreat. Ideally situated just outside the castle walls in the heart of Warwick, properties of this character and location are rarely available — early viewing is highly recommended.

## Entrance

The hallway features stairs rising to the first floor, with doors leading to the formal lounge and separate dining room.

## Lounge

A charming, carpeted lounge showcasing two large original windows with secondary glazing and refined décor in keeping with the home's timeless elegance. Retaining its original architraves and open fireplace, the room combines period character with modern comfort, including a central heating radiator and multiple power points. An archway flows seamlessly into an inner hallway, giving access to the second reception room/dining room.

## Dining Room

A beautifully presented second reception room, tastefully decorated in neutral tones and retaining an original ceiling beam that adds character and warmth. The front aspect window, complete with white shutters, floods the room with light. Modern conveniences include a gas central heating radiator, ample power sockets, TV and telephone connections, and a central ceiling light. A deep, illuminated storage cupboard offers valuable additional space.

## Guest Cloakroom

Stylishly finished with tiled flooring, this contemporary cloakroom features a low-level WC and a sleek vanity unit with inset hand basin and mixer tap. A skylight floods the space with natural light, while an extractor fan and central heating radiator ensure year-round comfort.

## Kitchen

A continuation of the tiled flooring flows through this practical space, which is fitted with a stainless steel sink with drainer and mixer tap, a range of storage cupboards and drawers, and a tiled splashback. Ceiling spotlights provide ample lighting, with space available for a dishwasher, large fridge freezer, and oven with hob and extractor fan. A central heating radiator adds warmth, and French doors open to a charming outdoor seating area. Please note planning permission granted for remodelling of dining room and kitchen.

## Basement

A carpeted staircase from the inner hallway leads to a beautifully converted basement — a versatile space ideal as a teenage den, home cinema, or relaxed family area. Finished with sleek tiled flooring and bespoke contemporary cabinetry, the room also functions as a practical utility space, complete with fittings for a washing machine and dryer.

## Family Bathroom

This well-appointed family bathroom enjoys partial tiling and a large window framing delightful views of the nearby castle turrets. The space includes a bespoke vanity unit with ceramic basin and mixer tap, a panelled bath with rainfall shower and mixer tap, and tasteful wall panelling. Completing the room are a central heating radiator, low-level WC, shaving point, and ceiling light.



### Bedroom One

A generous double bedroom, fully carpeted and featuring two large secondary glazed windows that allow plenty of natural light. The room also includes a ceiling light point, central heating radiator, and useful eaves storage.

### Bedroom Two

This flexible double bedroom is presently arranged as a single bedroom with a home office, offering excellent versatility. The space includes fitted wardrobes, two generous storage cupboards, and a large secondary glazed window enjoying charming castle views. Comfort is enhanced by full carpeting, a ceiling light point, and a central heating radiator.

### Bedroom Three

Occupying the top floor, this delightful third double bedroom exudes charm — a true “princess room” with enchanting castle views. The space is fully carpeted and includes bespoke fitted wardrobes, secondary glazed windows, a central heating radiator, and a large eaves storage cupboard for convenience.

### Bedroom Four

This generous double bedroom, presently serving as the master suite, offers a cosy and inviting atmosphere with full carpeting and charming, original exposed beams to the ceiling. Secondary glazed windows allow in natural light, complemented by two ceiling light points, a central heating radiator, and plenty of space for wardrobes and other bedroom furniture.

### Location

Nestled in the centre of Warwick, at the junction of Castle Street and Castle





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**GROSS INTERNAL AREA**

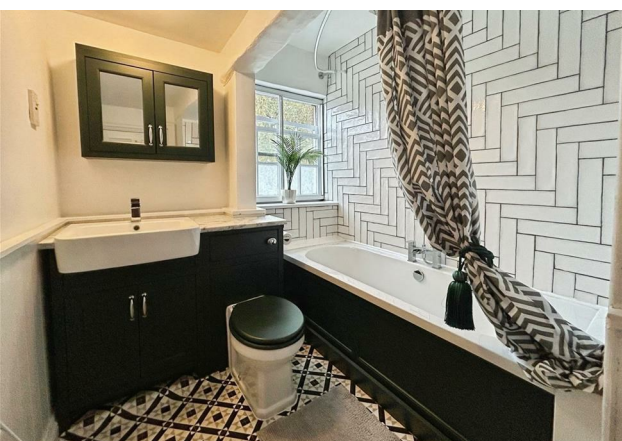
FLOOR 1: 152 sq. ft, 14 m<sup>2</sup>, FLOOR 2: 491 sq. ft, 46 m<sup>2</sup>

FLOOR 3: 365 sq. ft, 34 m<sup>2</sup>, FLOOR 4: 318 sq. ft, 30 m<sup>2</sup>

**TOTAL: 1,326 sq. ft, 124 m<sup>2</sup>**

EXCLUDED AREA: COURTYARD 35 sq. ft, 3 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

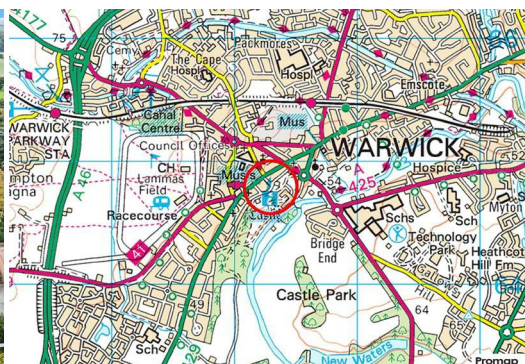


Lane, this exceptional property enjoys magnificent views of Warwick Castle and an enviable position just beyond its historic walls. Residents benefit from immediate access to an array of amenities, outstanding independent and public schools, and an excellent choice of boutique shops, fine restaurants, cafés, and bars. With its elegant period architecture, leafy boulevards, and beautifully maintained parks and gardens, Warwick stands as one of the Midlands' most desirable places to live.



- Town Centre Location
- No Chain
- Two Reception Rooms
- Guest Cloakroom
- Small Courtyard Garden

- Castle Views
- Four Double Bedrooms
- Basement Snug/TV Room
- Grade II Listed
- Excellent Location



## CASTLE LANE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating                    |         |
|---|---------|
|   | Current |
| 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                     |         |

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