



Magnificent seven bedroom townhouse

32 High Street
Warwick
CV34 4AX



Guide Price £1,950,000

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A truly exceptional, elegant, double fronted and comprehensively restored townhouse set in the county town. The property is believed to date back to the Queen Anne Period, this beautiful townhouse is of extremely large proportions and also boasts one of the largest town centre gardens including coach house and garage.

The property provides elegant family accommodation offering up to 7 bedrooms, four charming reception rooms, breakfast kitchen and utility room, wine cellar and further large cellar, ensuite shower room, magnificent family bathroom and further family shower room, stunning gardens, coach house incorporating two garages and lots of off-road parking.

The County town of Warwick is renowned for its historic charming attractions, including the magnificent Castle, interesting town centre offering many facilities, restaurants, coffee shops, and well regarded schools. The property is within easy access for the railway station and has excellent road networks to major commercial centres in the Midlands, London, Coventry and Birmingham Airport. The property is situated on the northern side of the High Street and enjoys the rare benefit of rear vehicular access from Brook Street opening onto a private car parking area with turning space, coach house and two garages. This fine double fronted Queen Ann House was believed to be built in 1708 following the great fire of Warwick and is believed to retain the original Medieval cellars. The property has been lovingly and beautifully maintained, extended and restored by the present owners and **INTERNAL VIEWING IS WARMLY RECOMMENDED**. The flexible family accommodation is arranged over three floors and enjoys the added benefit of the cellars, large walled garden, parking, garaging and coach house.

ELEGANT RECEPTION HALL

Charming front door with period features above opens into the with exposed timbers, plaster work and access to the principal reception rooms.

DRAWING ROOM - FRONT

16'0" x 16'0"

with period style bookcases and cupboards flanking the chimney breast which features an Adam style fireplace with hearth and inset coal effect gas fire, two secondary glazed/windows to the front with period shutters, period coving, skirting boards, radiator and polished wood floor.

MAGNIFICENT DINING ROOM

16'5" x 13'11" max

with two secondary glazed sash windows and shutters, radiators, coving, fire setting, wiring for two wall lights and attractive recessed arch with feature period coving.

STUNNING EXTENDED GARDEN ROOM

23'7" x 14'2" max

this beautiful room overlooks the stunning garden with central ceiling lantern, wiring for five wall lights, double glazed windows, strip wood flooring, period arch, radiators and beautiful fire setting with inset gas flamed effect fire. The magnificent extension has double glazed French doors opening to steps leading to the beautiful patio.

CLOAKROOM

with low-level WC with concealed cistern, wash hand basin with mixer tap, wood flooring, attractive tiled areas and period radiator.

SNUG

14'9" x 11'7"

with fire setting, cupboards flanking either side of the chimney breast, panelling to half height, period radiator, French doors to rear garden and door through to the

ATTRACTIVE EXTENDED BREAKFAST KITCHEN

7'10" x 5'6" + 22'10" x 11'0" max red to 9'7"

with a comprehensive range of units extending around the room incorporating granite work surfacing and further wooden work surfacing with high-quality cabinetry and eye-level wall cupboards. Arch featuring the gas fired Aga, tall larder cupboard incorporating the Miele oven and separate plate warmer. Double sink unit with mixer tap and separate drinking water tap. Integrated appliances include the dishwasher and under counter refrigerator, cooker hood, vegetable rack and bin shortage. This light and airy room enjoys double glazed windows and provides a large breakfast eating area with French doors onto the patio.

UTILITY ROOM

8'8" x 7'2"

with "L" shaped work surfacing incorporating a single drainer sink with mixer tap and base units beneath, space suitable for a larger style fridge freezer, plumbing for a washing machine, range of eye-level wall cupboards, double glazed door and window, downlighters and tiled floor.



WINE CELLAR

Staircase from the reception hall leads down to the cellar with storage for wine.

FURTHER LARGE CELLAR

21'3" x 18'9" max

Staircase from the reception hall leads down to the cellar with storage for wine. Huge useful cellar with brick vaulted ceiling, small bar area and fitted ventilation fan. The cellars are believed to date back prior to the age of the house above following the great fire of Warwick.

Staircase from the reception hall leads to the middle landing with a full height opening double glazed window with French doors inside with shutter to either side. Further staircase leads to the first floor landing.

PRINCIPAL BEDROOM

16'8" max x 13'1"

with closed fire setting, picture rail, rare oval window with curved sides (believed to be the only one remaining in Warwick), radiator, and the measurements include a double fitted wardrobe.

ENSUITE SHOWER ROOM - this beautifully appointed room has fully tiled shower cubicle, low level WC with concealed cistern, "his" and "her" wash hand basin with mixer taps and secondary glazed sash window.

BEDROOM TWO - FRONT

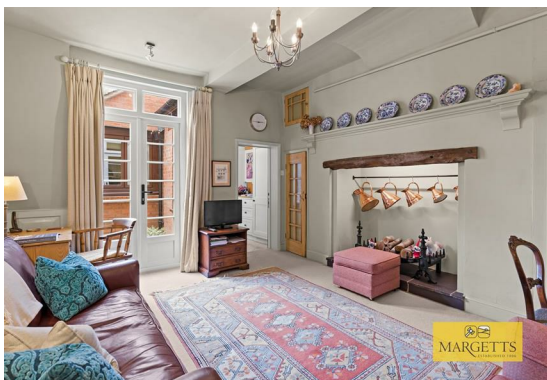
16'6" x 15'11"

with radiator and wiring for two wall lights, two secondary glazed windows to the front, and fitted cupboard flanking either side of the chimney breast.

BEDROOM THREE - REAR

14'5" x 11'9"

with radiator, fitted cupboards flanking either side of the chimney breast and sash window affording views across the gorgeous rear garden.





BEDROOM FOUR - REAR

14'5" max x 9'9"

(the measurements include wardrobes and exclude door recess) with sash window again affording the most attractive view across the garden, radiator, picture rail. This room enjoys a small discreet service hatch to the pump fitted to the shower room.

LUXURY FAMILY SHOWER ROOM

this beautifully reappointed shower room has Villeroy and Boch fittings offering a large walk-in shower cubicle with handheld shower and rain shower over, wash hand basin with mixer tap and drawer beneath, low level WC with concealed cistern, large tiled areas, tiled floor, radiator and further heated towel rail.

Staircase from the first floor landing proceeds via further landing with secondary glazed window up to the second floor landing, with radiator and access to the roof space. Off the landing there is a shelved storage cupboard.

BEDROOM FIVE - REAR

18'3" x 14'3"

Presently used as a playroom, this delightful room enjoys two secondary glazed windows, one with sealed unit and inserts, radiator and single door fitted wardrobe.

BEDROOM SIX - FRONT

14'3" under eaves x 11'11" excl cupboards

with exposed timbers, secondary glazed dormer window to the front, door opening to a huge walk-in storage cupboard and further timber door opening to an additional storage cupboard.

BEDROOM SEVEN - FRONT

15'10" x 14'8" under eaves

with exposed timbers, radiator, secondary glazed dormer window, and small fire setting. This room makes an excellent bedroom or large study.

HUGE FAMILY BATHROOM

has a four piece suite with central bath having mixer tap and handheld shower attachment, low-level WC with concealed cistern, wash hand basin, separate large double shower cubicle with rain shower over. This enormous room enjoys a double glazed roof light, shaver point, exposed timbers, heated towel rail, radiator, and door opening into airing cupboard housing the insulated hot water cylinder.

OUTSIDE - SPECTACULAR WALLED GARDEN

of a rare size to be found in the centre of the County town, it has been beautifully landscaped to provide a central shaped lawn with perimeter borders stocked with an excellent range of trees, shrubs and plants, large patio area suitable for alfresco dining with raised border stocked with shrubs and plants.

MAGNIFICENT SUMMER HOUSE + PARKING - with double opening French doors and windows.

Gates open to provide vehicular access to a turning and parking area providing parking for a number of vehicles.

TIMBER GARDEN SHED

LARGE DETACHED COACH HOUSE/GARAGE

This provides two garages and a loft or workshop with electric light and power.

GARAGE ONE 5.2m x 3.7m - 17'0" X 12'1"

GARAGE TWO 5.3m x 2.7m narrowing to 2.2m - 17'4" X 8'10" reducing 7'2"

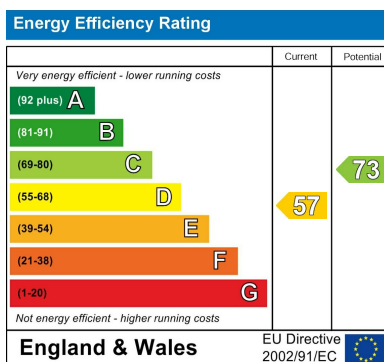
There is a further wall concealing the bin storage area with garden gate. GENERAL INFORMATION - We understand the property is freehold and all mains services are connected.





32 High Street, Warwick, CV34 4AX





CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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