



44 High Street
Warwick | Warwickshire | CV34 4AX

STEP INSIDE

44 High Street

This exceptional Grade II Listed townhouse, believed to date back to the 16th century, occupies a prime position in the heart of Warwick's historic High Street. Beautifully restored, the property blends period character with versatile modern living, extending to over 4,000 sq. ft and including a self-contained annexe, walled garden, sun terrace, garage, and off-road parking.

Rich in heritage, the home retains a wealth of original features including high coved ceilings, period fireplaces, sash windows, and exposed beams, all carefully preserved and enhanced to create a warm and elegant family home. The flexibility of the accommodation makes it ideally suited to multi-generational living, guest accommodation, or income potential.

Ground Floor

The property is approached via steps leading to a wooden and part-glazed front door opening into a vestibule and a spacious entrance hall, finished with limestone flooring, and providing access to the principal reception rooms and cellar. To the front, the sitting room is a beautifully proportioned space featuring original sash windows with secondary glazing and an open fireplace with marble surround, creating a refined yet comfortable setting.

The drawing room is equally impressive, designed for entertaining and enhanced by a striking floor-to-ceiling bay window that fills the room with natural light while enjoying views across the garden.

The dining room is centrally positioned within the home, linking effortlessly to the kitchen/breakfast room at the rear and creating a natural flow for both everyday living and entertaining. A cleverly concealed bookcase reveals a hidden staircase to the first-floor annexe, offering internal access while allowing the space to remain fully self-contained if desired.

The bespoke kitchen has been crafted by a local specialist and is fitted with high-quality cabinetry, black granite worktops, and a range of integrated Miele appliances, including double ovens, microwave, and induction hob, alongside integrated fridge/freezer.

Adjoining the kitchen is a versatile family room featuring double doors opening directly onto the garden, along with a kitchenette and bathroom. This flexible space could be adapted to incorporate a utility area alongside an additional reception room or home office, or retained in its current form as semi-independent living accommodation.

Lower Ground Floor

A cellar provides useful additional storage and practical space, supporting the day-to-day running of the home.









First Floor

The first floor is arranged around a generous landing and provides two well-proportioned bedroom suites. The principal bedroom enjoys a front aspect and benefits from an adjoining dressing area with extensive fitted wardrobes, leading through to a well-appointed en-suite bathroom. A second double bedroom also benefits from built-in storage and its own en-suite, offering excellent guest or family accommodation.

Second Floor

The second floor offers three further double bedrooms, all full of character with exposed beams and elevated views across Warwick's historic rooftops towards St Mary's Church.

These bedrooms are served by a beautifully finished family shower room, providing a well-balanced upper floor ideal for family living.



Annexe

A key feature of the property is the self-contained one-bedroom annexe, which can be accessed internally from the main house or independently via steps from the garden. Comprising a kitchen, living area, and bathroom, this space offers complete flexibility, ideal for guests, independent living, home working, or as an income-generating opportunity.









Outside

The property enjoys a beautifully maintained walled garden, providing a private and peaceful retreat rarely found in such a central location. Thoughtfully landscaped, it offers the perfect setting for outdoor dining, entertaining, or quiet relaxation. The roof terrace is a particularly special feature, capturing sunlight throughout the day and offering an elevated space to unwind. To the rear, the property benefits from a tandem garage and off-road parking, an invaluable asset in this central Warwick location.

Location

Warwick High Street is one of the town's most desirable and historic addresses, offering a unique blend of heritage architecture, boutique shopping, cafés, restaurants, and everyday amenities all within walking distance. Warwick itself is steeped in history, renowned for its iconic castle, charming streets, and vibrant community, while also offering excellent access to neighbouring Leamington Spa and Stratford-upon-Avon.

The area is particularly well regarded for its schooling, including Warwick School, King's High School, Warwick Prep, and a range of highly rated state options.

For commuters, Warwick and Warwick Parkway stations provide direct rail services to London Marylebone, while the M40 (Junction 15) offers convenient access to Birmingham, Oxford, and beyond.





Services, Utilities & Property Information

Tenure - Freehold
 Council Tax G - Warwick District Council
 Property Construction - standard - brick & tile
 Electricity Supply - Mains
 Water Supply - Mains
 Drainage & Sewerage - Mains
 Heating - Mains gas
 Parking - Tandem Garage with off-street parking for two cars. The driveway has a separate arrangement of £100 per year with the charity that owns it.
 There is a parking permit required - currently £25 per annum.
 Broadband - FTTC Broadband connection available - we advise you to check with your provider.
 Mobile Signal/Coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.
 Notes - The property is Grade II Listed.
 The property is situated in Warwick Conservation Area.
 The property is subject to a right of way benefiting a neighbouring property - please speak with the agent for further information.
 The property benefits from and is subject to rights and easements including access and drainage.

Directions - Postcode: CV34 4AX / what3words: ///scout.chip.rise

Viewing Arrangements

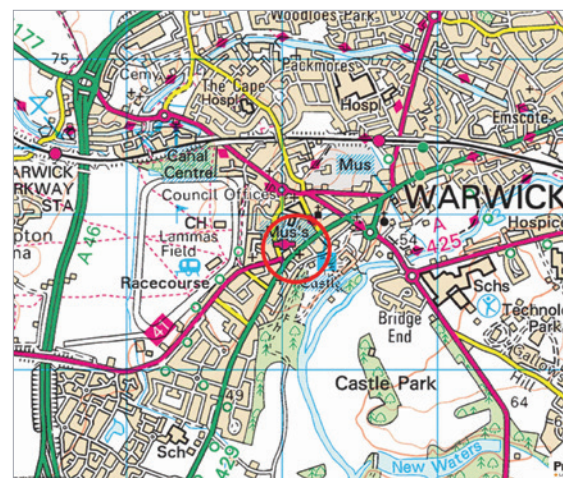
Strictly via the vendors sole agents Fine & Country on 07540 649 103.

Website

For more information visit F&C <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

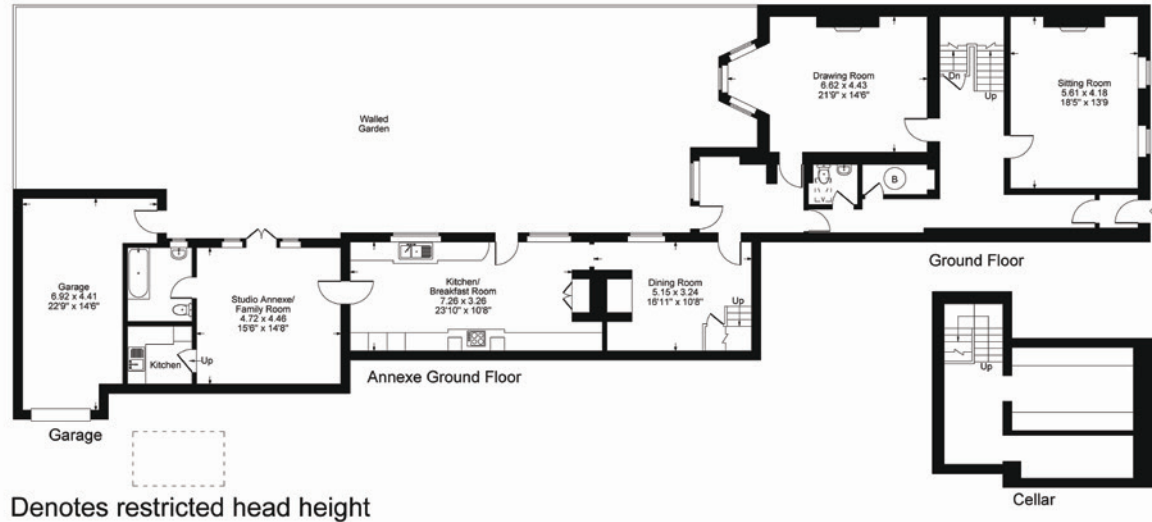
Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Cellar = 28.03 sq m / 302 sq ft
 Ground Floor = 92.03 sq m / 991 sq ft
 First Floor = 80.25 sq m / 864 sq ft
 Second Floor = 73.12 sq m / 787 sq ft
 Annexe Ground Floor = 78.88 sq m / 849 sq ft
 Annexe First Floor = 48.36 sq m / 521 sq ft
 Garage = 23.70 sq m / 255 sq ft
 Total Area = 424.37 sq m / 4569 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Denotes restricted head height



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 26.06.2026





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