



Castle Reach
Bridge End | Warwick | Warwickshire | CV34 6PB

CASTLE REACH



An exceptionally rare country home designed by renowned architect Ben Pentreath, set within 2 acres with uninterrupted views across Warwick Castle and its historic parkland. Beautifully presented throughout, it includes a one-bedroom annexe, extensive riverside frontage, ownership extending into part of the River Avon and an enchanting woodland island.



STEP INSIDE

Ground Floor

The grand entrance hallway offers a glimpse of the space and grandeur offered within this impressive residence and draws you into the spectacular open-plan kitchen, breakfast and family room to the rear of the house. This impressive space is flooded with light from a large roof lantern and five sets of French doors which open onto the terrace and provide exclusive views over the river to the castle.

The stunning kitchen features a large central island, double Belfast sink, Range cooker and is well stocked with all the appliances that you would expect from a modern family home. Boasting a large dining space, separate pantry and a wine store/bar this is an ideal space for entertaining or enjoying a relaxing meal with family and friends. To the right of the kitchen, is a warm and cosy snug which would also make a fantastic home office with views out to the castle.

To the left of the kitchen is the formal dining room providing a light and spacious room for more formal entertaining. The dining room flows into the drawing room, this opulent space with open fire and large sash windows overlooking the castle parkland is ideal for hosting guests or unwinding in style.

The ground floor also benefits from a large boot room two WC's and a large fully-fitted utility room.













First Floor

A spacious landing on the first floor gives access to the magnificent principal suite featuring a spacious double bedroom, 'his and hers' dressing rooms with a total of 11 built in wardrobes and an impressive en-suite with large walk-in shower and a separate freestanding roll top bath.

The right wing of the first floor consists of a good-sized double bedroom with an en-suite which leads through to two further rooms which have the potential to make a fantastic guest suite or suite with dressing room and sitting room.







Second Floor

The second floor gives access to three further double bedrooms two with en-suites and a family bathroom.

The first double bedroom is serviced by the spacious family bathroom, which has a beautiful boutique hotel feel with its wooden panelling and claw foot, roll top bath with shower over.

To the left of the family bathroom is a suite consisting of a generous sized double bedroom with dual aspect windows, a spacious walk-in wardrobe which is flooded with natural light, and a beautiful en-suite with large walk-in shower.

A further good-sized double bedroom at the front of the property also benefits from dual aspect windows and has an en-suite with walk-in shower.



Annexe

Located above the double garage through a separate entrance is a fantastic one-bedroom apartment. Featuring vaulted ceilings, skylight windows and exposed beams this space has been finished to a high standard and is thoughtfully laid out with a large sitting room, kitchen area, double bedroom and en-suite shower room.





STEP OUTSIDE

Set within approximately two acres of gardens and grounds, with extensive riverside frontage and ownership extending into part of the River Avon, Castle Reach enjoys an exceptional outlook towards Warwick Castle and its historic parkland. The view takes in the magnificent interplay between the castle's medieval architecture and the naturalistic open landscape of Castle Park - the remarkably intact Arcadian setting developed by the first and second Earls of Warwick over some 60 years and considered to be Lancelot 'Capability' Brown's first major commission.

Surrounded by mature trees, the formal gardens provide a wonderfully private and peaceful retreat, centred around a substantial lawn that is ideal for garden parties and a broad terrace wrapping around the house for outdoor dining and entertaining against the spectacular, uninterrupted castle backdrop. A stone bridge leads to a private island on the River Avon, where woodland planting and a large, decked terrace with a covered outdoor kitchen and bar create an extraordinary waterside entertaining space, perfectly positioned to enjoy sunsets across the river towards the castle.

To the front, electric sliding gates open onto an expansive block-paved driveway and double garage, providing ample parking for several vehicles. A gravel drive continues behind the garage to the annexe above, with a further gated entrance serving the rear of the grounds.







Grade 1 listed castle park land,
landscaped by Lancelot Capability Brown

LOCATION

Castle Reach occupies an exceptional riverside position opposite Warwick Castle and its celebrated parkland, while remaining within walking distance of Warwick town centre and its independent shops, restaurants, cafes, attractions and everyday amenities. Royal Leamington Spa and Stratford-upon-Avon are within easy reach, offering an internationally renowned choice of theatre, culture, restaurants and independent shopping.

Warwick Tennis and Boat Club is also close by on Mill Street. Set beside the River Avon beneath the castle, this long-established members' club offers tennis, rowing, squash, bowls and social facilities in a wonderfully picturesque setting.

For families, proximity to Warwick Schools Foundation is a particular advantage. Its historic Myton Road campus, home to Warwick Preparatory School, Warwick Junior School, King's High School and Warwick School, is within walking distance, alongside a strong choice of well-regarded state schools in Warwick and neighbouring Leamington Spa and Stratford. The University of Warwick is also within easy reach.

Commuting links are excellent with Warwick railway station accessible on foot, while Warwick Parkway and Leamington Spa offer further direct services to Birmingham and London Marylebone. The M40 and wider Midlands motorway network are readily accessible, with Birmingham Airport and the NEC typically around 30 minutes away by car, subject to traffic.

Best known for its world-famous castle, Warwick combines more than nine centuries of history with the convenience of a thriving modern market town.



Warwick tennis and boat club

Warwick schools foundation

FINE COUNTRY



INFORMATION

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band H - Warwick District Council

Property Construction: Standard – brick & tile

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains

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.

Parking: Double garage and driveway parking for approximately 8+ cars.

Total Internal Floor Area: 6,544 sq. ft (7,064 sq. ft with garage).

Notes: The property is situated in Warwick Conservation Area.

The property may benefit from and may be subject to various rights, easements, and restrictive covenants. It may also be subject to rights of access for the maintenance of services, include shared/party structures with adjoining land, and contains a watercourse which may be subject to certain rights. Please speak with the agent for more information.

Viewing Arrangements

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

Website

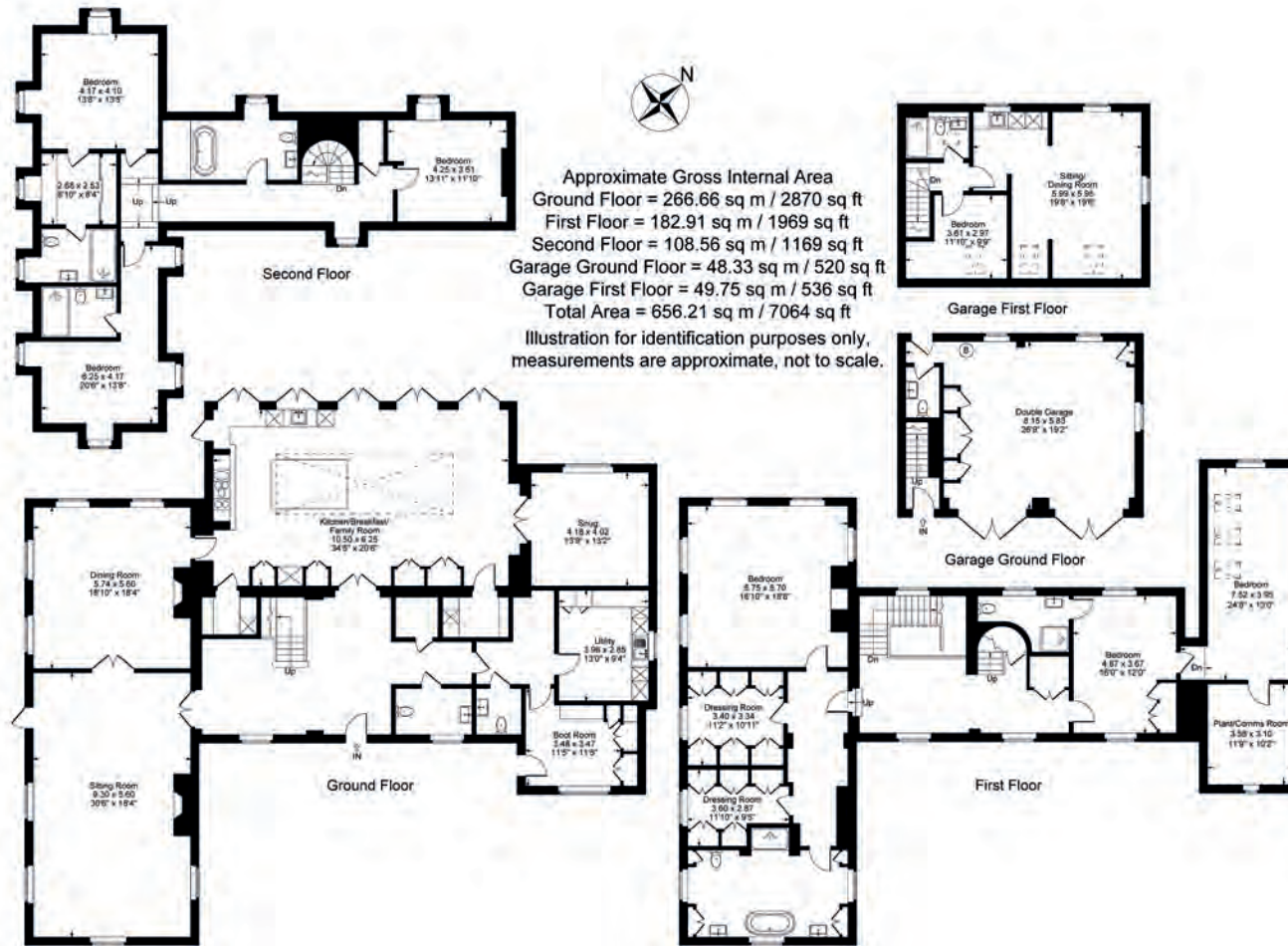
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

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	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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 on 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. For a free valuation, contact the numbers listed on the brochure. Printed 04.08.2026





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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



JAMES PRATT PARTNER AGENT

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James joined Fine & Country Leamington Spa in 2016 and has been involved in the property industry for almost twenty years. He has used all of his varied property knowledge and expertise to become one of the few go to Agents in the area. James has lived in Leamington all of his life and knows the town and its surrounding areas inside out. Outside of work James enjoys spending time with his family and friends, is a keen cyclist and enjoys the outdoors. He has raised over £40,000 for Charities and has won awards from the Encephalitis Society who have been the main beneficiary over the years. His experience in renovation, development, maintenance, property management and buy to let allows him to give invaluable advice to buyers and sellers throughout the process.

THE FINE & COUNTRY
FOUNDATION

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