



1 The Templars
Bridge End | Warwick | Warwickshire | CV34 6PF

STEP INSIDE

1 The Templars

Tucked away from the road within a private cul-de-sac of just six homes off the highly desirable Bridge End, The Templars offers a rare blend of discretion and space in a genuinely special setting. Despite its peaceful position, the home sits moments from the historic core of Warwick, where castle views, riverside walks and independent shops form part of everyday life rather than a weekend treat.

The cul-de-sac takes its name from land once granted by the Earl of Warwick to the Knights Templar, later passing to the Knights Hospitallers in the early 14th century. A striking reminder of this heritage remains today in the form of the original timber manor gates, positioned at the front of the property and lending a quiet sense of character and provenance.

Owned by the same family for 30 years, this is a home that has been enjoyed and adapted over time rather than simply occupied. The rooms are generous, the layout flexible and the atmosphere immediately welcoming, making it equally well suited to busy family life, entertaining or simply enjoying the convenience of town living with space to breathe.

The property is traditionally constructed and arranged over three floors, providing five bedrooms, multiple reception spaces and a substantial loft room that adds valuable versatility.

Ground Floor

The entrance hall sets the tone, offering a sense of width and flow while providing access to all principal ground floor rooms. To the front of the house, a formal dining room works beautifully for hosting family and friends, while also offering flexibility as a playroom or additional sitting room if required.

The main living room enjoys a garden-facing aspect and centres around a wood-burning stove, creating a comfortable retreat during the colder months. Sliding doors open directly onto the garden, allowing the room to adapt easily through the seasons.

Stretching across the rear of the house, the kitchen, dining, and family room is very much the social heart of the home. Designed for everyday use as well as larger gatherings, it combines generous preparation space, ample storage and defined zones for cooking, dining and relaxing. French doors and rear windows draw in natural light and connect the space seamlessly with the garden beyond.

A ground floor WC is positioned off the hallway, while internal access leads through to the garage and a practical utility area.

First Floor

The principal bedroom sits quietly to the rear of the house, enjoying views across open fields towards Warwick Castle. Fitted wardrobes and a contemporary en-suite shower room create a calm and practical main suite.

There are four further bedrooms on this floor, two comfortable doubles, a fourth single bedroom and another potential bedroom currently used as a home office. A well-appointed family bathroom serves the remaining rooms, making this level ideal for growing families or visiting guests.

Second Floor

The top floor loft room adds a valuable layer of flexibility. Cleverly divided into two distinct areas, it is currently used as additional sleeping accommodation alongside a separate study space. Roof windows, exposed beams and extensive built-in storage make this a bright and characterful addition to the house.









SELLER INSIGHT

The owners of The Templars had long admired Bridge End. "I've always loved Bridge End and always wanted to live here," they explain, drawn not only to the character of the street but also to its practicality, with easy access to local schools and the town beyond. It proved to be the perfect setting for what has become a much-loved family home for three decades.

One of the defining qualities of the house is its sense of space and atmosphere. "It's a home with good bones and a really nice feel," the owners say. Its layout and manageable garden size make everyday life easy, while the location allows for relaxed walks into Warwick without needing to rely on a car.

At the heart of the home is the kitchen diner, a space that has been thoughtfully reworked over time. "We knocked walls down to create a sociable family space," they explain. It has become the natural hub of the house - ideal for gatherings, sharing meals, and spending time together. Even on grey or wintry days, the room remains light and welcoming, a quality that extends throughout the house. "The whole house feels light and airy, even when the weather isn't at its best."

The home has supported a busy and fulfilling lifestyle with ease. Its proximity to town, generous parking, and exceptionally friendly neighbours all contribute to a strong sense of convenience and comfort. "It's very easy to manage," the owners note, "and the community here is incredibly supportive without ever feeling intrusive."

Outside, the garden has played an equally important role in family life. Perfect for entertaining, barbecues, and relaxed afternoons, it has been a place where children - and now grandchildren - have loved to play. With St Nicholas Park just across the road and access to Warwick Castle grounds via neighbour passes, there is no shortage of green space to enjoy close to home.

Over the years, The Templars has been the backdrop for countless celebrations and treasured memories. One standout occasion was one of the sellers' 60th birthday, when around 50 guests gathered in the garden beneath a marquee for an evening of curries, music, and laughter. The house has also been the heart of family Christmases, welcoming relatives from Australia, Cornwall, and Warwick year after year, reinforcing its role as a place where people naturally come together.

Reflecting on their time here, the owners describe the neighbourhood as having a wonderful sense of community, with residents of all ages, regular gatherings, and a shared willingness to help one another. Their advice to the next owners is simple and heartfelt: "Enjoy the house and fill it with family and friends." With fond memories of summers in the garden, festive gatherings indoors, and even happy dogs enjoying the space, they hope the next family will create just as many special moments of their own.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Outside

The rear garden is predominantly walled, creating a private and secure setting. A large paved terrace provides ample space for outdoor dining, with a well-maintained lawn beyond and established planting throughout. To the side, a gated pathway leads to a discreet bin store.

To the front, the property enjoys a generous gravel driveway providing off-street parking for at least four vehicles, along with access to the garage and an electric vehicle charging point. A lawned fore garden is framed by mature trees and features the original wooden manor gates, adding a unique historical feature to the setting.



LOCATION

Bridge End is one of Warwick's most sought-after addresses, perfectly placed for access to the town's historic centre, Warwick Castle, and picturesque riverside walks along the Avon. A range of independent shops, cafés and restaurants are within walking distance, as are Warwick Prep, King's High School and Warwick School. The property also falls within the catchment area for Coten End Primary and Myton Secondary School. Excellent road and rail links connect the area to Leamington Spa, Birmingham, and London.





Services, Utilities & Property Information

Utilities – We believe the property is connected to mains electricity, water, gas, and drainage.

Mobile Phone Coverage – 4G and 5G Mobile phone signal is available in the area. We advise you to check with your provider.

Broadband Availability – FTTC Ultrafast Broadband is available in the area. We advise you to check with your current provider.

Tenure: Freehold | EPC: D | Tax Band: G

Local Authority: Warwick County Council

Viewing Arrangements

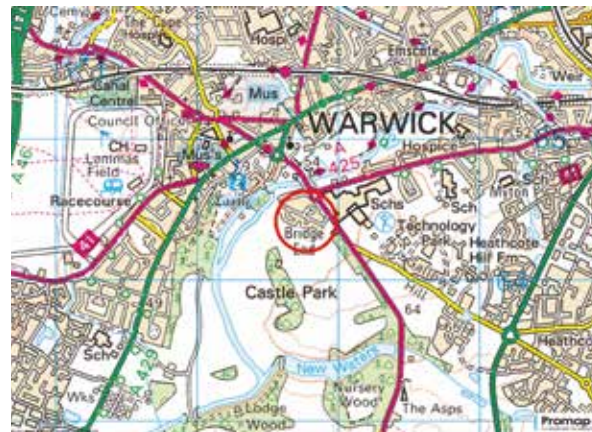
Strictly via the vendors sole agents Fine & Country on 01926455950

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

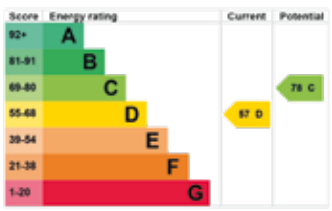




GROSS INTERNAL AREA: 2200 sq ft, 204 m2
 LOW CEILINGS & OPEN TO BELOW: 62 sq ft, 5 m2
 GARAGE: 202 sq ft, 19 m2

OVERALL TOTALS: 2464 sq ft, 228 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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





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