



15 BRIDGE END
WARWICK, WARWICKSHIRE



A SPACIOUS AND CHARMING PROPERTY IN BRIDGE END

Benefiting from well-appointed rooms, a private courtyard garden,
and a double garage with off-road parking

Accommodation & Amenities

Entrance Hall | Kitchen/Breakfast room | Conservatory x 2 | Study | Sitting room | Dining room | Utility | WC | Storeroom

5 bedrooms | 2 bathrooms

Double garage | Off road parking | Mature communal gardens

SITUATION

Bridge End is a desirable and picturesque location renowned for its properties of architectural interest and its proximity to Warwick Castle and Warwick town centre.

Warwick is the county town of Warwickshire, situated on the River Avon. The historic Warwick Castle, St Nicholas Park, Warwick Boat and Tennis club, and local shops, bars and restaurants are all within easy reach of the property.

The area is exceptionally well provided with a range of state, private and grammar schools to suit most requirements, including the renowned Warwick Prep School, Warwick School and King’s High School for Girls, which are all a short walk from the property.

The property is well situated for the commuter, as there are regular trains from Warwick Station, Warwick Parkway or Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible with the M40 (J15) approximately 2.6 miles away, giving access to Birmingham to the north and London to the south.

Golf is available at Stratford-on-Avon Golf Club, The Welcombe in Stratford-upon-Avon, Welford-on-Avon, and The Warwickshire in Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick and Cheltenham.

Warwick town centre 0.5 miles, Warwick train station 0.7 miles, Leamington train station 2.1 miles, Leamington Spa 2.5 miles, M40 (J15) 2.6 miles, Stratford-upon-Avon 10.7 miles, Birmingham International Airport 23.1 miles, Birmingham 35 miles (distances and time approximate)



15 BRIDGE END

A charming and characterful, semi-detached property located in a prestigious and popular location in Bridge End.

The front door opens to a welcoming entrance hall with a staircase rising to the first floor. A door on the left opens to a charming dining room with a large bay window providing delightful, northerly views to the communal lawn at the front of the property. An ornate archway separates the dining room from the sitting room, which benefits from a central fireplace and access to a bright and airy conservatory with a ceiling fan and double doors opening to the stone-paved patio. The entrance hall further provides access to a WC, a study with southerly views to the garden, and a spacious kitchen/breakfast room, complete with a range of wooden wall and base-mounted units, integrated fridge/freezer, Miele dishwasher, Rangemaster cooker, sink unit with drainer, useful serving hatch and access to a utility room. An archway leads to the breakfast room, offering space for a dining table, a range of units, a built-in freezer and a door to another conservatory. The conservatory provides access to the delightful courtyard garden and the integrated double garage.

Stairs from the hall rise to the first-floor landing, which provides access to an impressive Principal bedroom, benefiting from southerly views to the rear, courtyard garden, an array of fitted wardrobes and a spacious en suite bathroom, complete with a Jacuzzi bath, bidet, WC and wash hand basin. Three further, generous bedrooms complete the first-floor accommodation, all of which are served by a spacious family shower room with delightful, northerly views to the front of the property through a large window.

Stairs continue to rise to the second floor, which provides access to a wonderful bedroom complete with two Velux windows and a large store cupboard that offers scope to be converted to a bathroom, subject to obtaining the necessary planning consent.





OUTSIDE

The property forms part of a small collection of properties in Bridge End and benefits from a double garage, ample off-road parking and mature communal gardens to the front with views towards Warwick Castle.

The pretty, south-facing courtyard garden offers complete privacy and seclusion, with shrub and herbaceous borders providing colour and interest throughout the year. A stone-paved patio, accessed from both conservatories, provides a wonderful space for outdoor entertaining and dining.





Approximate Gross Internal Area
258.0 sq m / 2777 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY INFORMATION

Services

Mains electricity, gas, water and drainage are connected to the property.
Broadband connected to the property.

Fixtures and fittings

All those mentioned in the particulars are included in the sale; all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

Terms

Tenure: Leasehold. 999-year lease from 1974. The Leaseholder owns a share of the Freehold.

Evey Hadley

01789 206964

evey.hadley@knightfrank.com

Knight Frank Stratford-upon-Avon

Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Local Authority

Warwick District Council. Council Tax Band: G

EPC

Rating D

What3words

///paused.arts.modern

Viewing

By prior appointment only with the agents.

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2026. Photographs and videos dated February 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 26 May 2026
Our reference: STR012230500

15 Bridge End, Warwick, CV34 6PB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £795,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at knightfrank.co.uk. You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.



KNIGHT FRANK LLP

Enc:

Evey Hadley
Negotiator
+44 1789206964
evey.hadley@knightfrank.com

Samantha Bysouth
Associate
+44 1789206953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

Your partners in property

V4.3 Sep 24