







This charming Grade II Listed character residence is situated in one of Warwick's most desirable locations. The accommodation is arranged over three floors as follows: Entrance vestibule, reception hall, sitting room, dining room, breakfast kitchen, utility room with bathroom off, master bedroom with en-suite shower, three further bedrooms, family bathroom, versatile attic bedroom five, hobby room, gated ample driveway, garage and delightful mature gardens. NO UPWARD CHAIN. Energy Rating E,

#### Location

Situated in the desirable Bridge End area of Warwick, this charming Grade II-listed cottage benefits from a prime location that is highly sought after for its convenience and

numerous local amenities. Just a short walk away, residents can easily access various schools, including Warwick Prep, Warwick and King's High School, and Myton, as well as the town centre, St Nicholas Park, Warwick Boat Club, and the iconic Warwick Castle.

#### Approach

Pitched tiled canopy porch with a part leaded light entrance door leading to the:

#### Entrance Vestibule

Ceiling light point, tiled floor and a further glazed door lead through to the:

#### Reception Hall

Having arched ceilings, radiator, tiled floor, useful deep cloaks/storage cupboard which provides hanging rail space and shelving, leaded light window to the rear aspect and pine panelled doors to:

#### Sitting Room

13'3" x 17'6" (4.05 x 5.33)

The property features an inglenook fireplace with wood burner, tiled hearth and beam over, two radiators, wall lights and a window to the front elevation with secondary glazing.

#### Dining Room

14'4" x 12'5" (4.38 x 3.78)

Having a fireplace with a fitted ornate cast iron decorative





stove, two radiators, picture rail, ceiling beam, arched opening to a recessed alcove with book/display shelving, under stairs storage and a window to the front aspect with secondary glazing.

#### Breakfast Kitchen

15'10" x 10'8" widening to 13'7" (4.83 x 3.25 widening to 4.13)  
Range of gloss fronted base and eye-level units, wooden worktops, enamel sink unit with mixer tap and rinse bowl. Matching island unit with oak worktop and storage beneath. Leisure dual fuel cooker with five-burner hob and extractor unit over. Miele dishwasher, shelved pantry, radiator, dual sash windows overlooking the garden, and a window overlooking the rear courtyard garden.

#### Courtyard

Which is laid to paving and closed by garden walling with stocked border and climbing plants.

#### Utility Room

8'2" x 7'3" (2.48 x 2.22)

Range of base and eye level units, wooden worktops with inset single drainer sink unit and mixer tap, upright fridge freezer, space for washing machine/tumble dryer, gas fired boiler, secondary glazed window and door to:

#### Bathroom

8'4" x 6'8" (2.54 x 2.02)

Having a panelled bath, pedestal wash hand basin, bidet,

W.C., tiled shower cubicle with a Mira shower and a glazed shower door, radiator, downlighters and a secondary glazed window,

#### Side Entrance Hall

Casement door to the side aspect and garden, radiator, stairs to the first floor, and pine panelled doors to the kitchen and dining room.

#### First Floor Landing

Exposed beams, pine panelled door revealing a wardrobe, additional built-in natural wood storage cupboards and a secondary glazed window. Doors radiate off to:





#### Bedroom One

14'4" x 13'11" (4.37 x 4.24)

Having a fireplace, ceiling beams, a pine panelled door revealing a storage cupboard, an additional deep double door storage cupboard, secondary glazed windows to the front aspect and a pine panelled door to:

#### En-Suite Shower

Tiled shower enclosure with shower system, pedestal wash hand basin, WC, exposed timbers, radiator and shaver point.

#### Bedroom Two

15'6" x 13'9" into Recess (4.73 x 4.19 into Recess)

Vanitory unit with inset wash hand basin and storage below, two radiators, a single-door wardrobe, a secondary glazed

window to the rear aspect, and a sash window overlooking the gardens.

#### Bedroom Three

9'9" widening to 11'11" x 9'5" (2.98 widening to 3.64 x 2.87)

Picture rail, exposed timbers, double door wardrobe and dual sash windows to the front aspect.

#### Bedroom Four

8'10" x 7'7" (2.68 x 2.30)

Picture rail, exposed timbers, radiator and a sash window to the front aspect.

#### Bathroom

Period style suite comprising free-standing bath with side

mixer tap and telephone-style shower attachment. WC with high-level cistern, vanity area with wash hand basin and storage cupboard below. Downlighters, decorative tiled floor, heated towel rail and a window to the side aspect.

#### Attic Landing/Study Area

11'8" x 10'7" Max (3.56 x 3.22 Max)

Radiator, exposed timbers and stone work, dormer window to the rear and doors lead to a useful attic room, offering access to the roof space.

#### Attic Bedroom Five/Family Room

11'7" x 10'8" (3.54 x 3.25)

This versatile room has a part angled ceiling, exposed timbers, a radiator and a dormer window to the rear aspect.







#### Outside

There are well-tended front gardens with a pathway to the main entrance, and timber double-opening gates provide access to the ample driveway, gardens and garage.

#### Generous Sized Gardens

There are well-maintained lawned gardens with extensively stocked beds and borders containing a variety of flowering plants, shrubs, and trees.

Located at the rear of the garden are some practical brick-built garden and implement stores, which include a gardener's W.C.

#### Single Garage

Again, located at the rear of the long driveway, with double-opening doors.

#### Services

All mains services are understood to be connected to the property, including gas. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services, and whilst believing them to be in satisfactory working order, we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

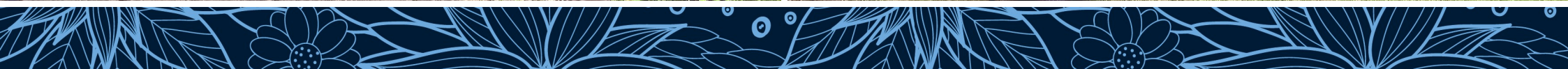
#### Tenure

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

#### Council Tax

Warwick District Council Council Tax Band G.











Your Property - Our Business

- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

**Ground Floor**  
Approx. 100.6 sq. metres (1082.7 sq. feet)



**First Floor**  
Approx. 100.4 sq. metres (1080.8 sq. feet)



**Second Floor**  
Approx. 77.9 sq. metres (838.9 sq. feet)



Total area: approx. 278.9 sq. metres (3002.5 sq. feet)

Warwick Office  
17-19 Jury Street  
Warwick  
CV34 4EL

☎ 01926 499540 🌐 [ehbresidential.com](http://ehbresidential.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Leamington Spa, Somerset House,  
Clarendon Place, Royal Leamington Spa CV32 5QN