

gp

GODFREY-PAYTON
CHARTERED SURVEYORS

38 High Street
Warwick, CV34 4AX

Guide price £1,375,000

 6  2  3  D

38 High Street

Town Centre, Warwick, CV34 4AX

A truly exceptional opportunity exists to acquire this handsome and imposing Georgian Grade II listed townhouse boasting elegant and period features throughout, whilst offering versatile family accommodation rising over three floors and with cellar/basement. The property sits within delightful mature gardens and enviable secure courtyard parking and garaging to rear. The property commands a central town location with easy access to an abundance of shops, coffee houses and restaurants, whilst being within easy reach of popular transport links which include multiple railway stations and the M40 motorway corridor all linking the property to London and Birmingham centres of commerce.

Approach

Commanding a prominent high street setting within the heart of the town, the property boasts a delightful facade with period portico entrance with gas light window and painted traditional door offering access to the main accommodation.

Reception Lobby/Entrance Hall

Having an internal glazed door allowing access to a charming focal point of the ground floor which enjoys a part flagstone and original oak floor, feature fireplace with ornate fire surround, feature archway to a rear hallway with exquisite original staircase rising to all floors with door beneath to:

Cellar

Comprising of two chambers with lighting and power.

Guest Cloakroom

Having views over the rear garden, oak flooring extending to a low flush WC, period style wash hand basin and wall paneling.

Drawing Room

This elegant family reception room boasts a period fire surround with living flame cast iron fire, two large Georgian windows, original oak flooring and interconnecting door to:

Snug/Morning Room

A comfortable and versatile room which has oak Parquet flooring, window with delightful views to rear, 'Inglenook' style fireplace with exposed beam, recessed gas log burning stove and tiled hearth. A glazed door to one side offers access to:

Breakfast Kitchen

Affording a matching range of distressed softwood fronted floor and wall mounted units, recess ideal for housing a range cooker with canopy and extractor over, granite work surfacing to either side, inset 'Belfast' style sink with wooden work surfacing over and Georgian sash window to one side. Adjacent to the kitchen area steps rise to a breakfast area with oak flooring 'Velux' skylight windows and door to rear garden.

First Floor Landing

Having door to walk-in storage cupboard, half landing with window offering enviable views over the rear gardens, original oak staircase rising to the second floor and oak flooring extending to all rooms.

Principle Bedroom

Having large Georgian sash windows offering town centre views, fitted wardrobes which flank a fire fireplace and door to:

'Jack & Jill' Bathroom

Offering a white suite that comprises a paneled bath, low flush WC and pedestal wash hand basin, feature fireplace and sash window overlooking the rear garden.



Occasional Sitting Room/Bedroom

A truly superb versatile room with library style bookcases to either side of a feature fireplace with open grate, Georgian sash windows to front elevation, original oak flooring and feature beam to ceiling.

Bedroom Three

Having views over the rear garden via sash window, recessed cupboard, feature fireplace, oak flooring.

Second Floor Landing

Having original oak flooring which extends to all bedrooms.

Bedroom Four

A further generous sized double bedroom with fitted wardrobes to one side, Georgian sash windows providing elevation town views.

Bedroom Five

A charming room with cast iron feature fireplace to one side and sash windows to front elevation.

Bedroom Six/Nursery

Having a dormer window to rear elevation.

Bathroom

Having natural wooden flooring extends to a low flush WC, pedestal wash hand basin, paneled bath with recessed shower cubicle with 'rainwater' style shower head and dormer window to rear elevation.

Landscaped Garden

The jewel in the crown of this exceptional period townhouse is its walled rear garden. This enviable garden enjoys a generous sized patio area with a wealth of bordering shrubs and evergreens, perimeter walling extending to a lawned garden area with herbaceous borders, rear stone walling with steps rising to a terrace area with mature Ash tree and tall walling with ornate gated entry to:

Enclosed Parking Fore Court & Garage

This enviable enclosed and private parking area which is a rare facility in the centre of the town has a shared right of way to rear to a remote control operated electric up & over door, open garaging with elevated storage with power and lighting. Door to one side to the workshop/tool shed also benefiting from lighting and power.

Services

We understand that all main services are connected to the property and the heating throughout is by means of gas fired central heating.

Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to check and confirm this with their legal representative. The property will be sold with vacant possession.

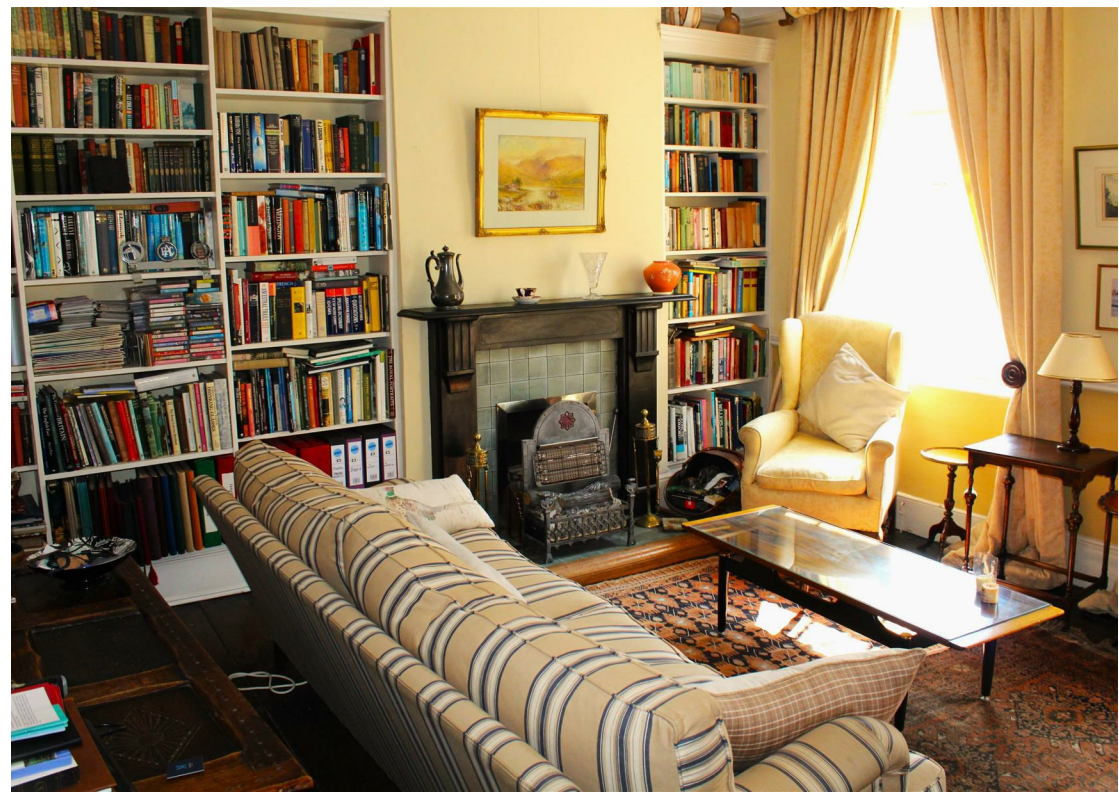
Local Authority

Warwick County Council

Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.

Warwick County Council

Shire Hall, Warwick, CV34 4RL.





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

25 High Street, Warwick, Warwickshire, CV34 4BB
Tel: 01926 492511 Email: warwick@godfrey-payton.co.uk <https://www.godfrey-payton.co.uk/>

Area Map



Energy Efficiency Graph

