



Theatre Street, Warwick

Guide price €700,000

*Distinctive  
Collection*





# Theatre Street

Warwick, CV34 4DP

Guide price €700,000

Nestled in the charming Medieval town of Warwick, this delightful, Grade II listed, character property, built in 1650, offers a unique blend of historical charm and modern convenience. With its rich heritage, this home is a true gem for those who appreciate the beauty of period architecture.

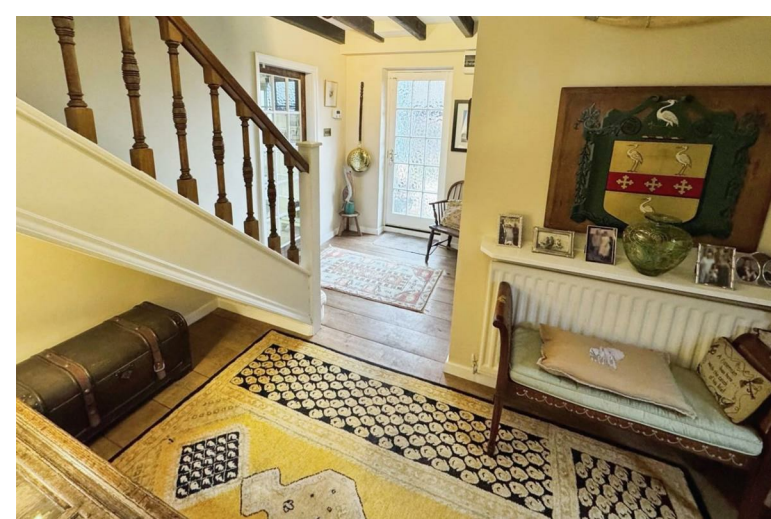
The property boasts a semi open plan ground floor layout with a large kitchen diner and living room, separated by a living flame gas fire. The ground floor is finished by a hard wood framed conservatory and a down stairs shower room. The inviting atmosphere is enhanced by the character features that have been lovingly preserved throughout the years. The three well-proportioned, double bedrooms provide ample space for relaxation, making it an ideal family home or a comfortable retreat for professionals.

The thoughtful layout of the property allows for both privacy and togetherness, catering to the needs of modern living.

One of the standout features of this home is the parking provision on the driveway and in the garage, a rare find in such a central location. This convenience adds to the appeal, making it easy for residents and visitors alike.

Theatre Street is situated in a vibrant area, close to local amenities, shops, and cultural attractions, allowing for a lifestyle that is both convenient and enriching. This property is not just a home; it is a piece of history waiting to be cherished by its next owner. If you are seeking a home that combines character, space, and a prime location, this property is certainly worth considering.





## Location

Warwick is a small town with a number of boutique shops, bars and restaurants as well as a supermarket and a world renowned medieval castle! This home is fabulously located for the A46 and M40 road networks as well as two train stations - Leamington and Warwick which are walkable with multiple trains, daily, going in to London Marylebone and Birmingham New Street. The closest and bigger town is Leamington Spa which is just over 3 miles to the centre. Stratford upon Avon is just over 10 miles and Coventry 11 miles, all having a multitude of high street shops, restaurants, cinemas, theatres etc.

# The Property

## Entrance

Entrance to the property is off Theatre Street via a brick weave walk way to the solid oak front door. This opens up in the entrance hall which has oak flooring and neutral decor to walls and ceiling with exposed beams to ceiling. Gas central heating radiator, two light points to ceiling, wooden framed, obscure glazed door giving access out in to the garden, carpeted staircase leads up to the first floor landing.

A solid wooden door opens up in to the ground floor shower room.

## Ground Floor Shower Room

Terracotta, quarry tiles to floor and walls being tiled to half height around the toilet and sink and to full height in the walk in shower in a white tile. Obscure glazed double glazed window to rear elevation, light point to high level (being motion sensed) and an extractor to high level. The shower room is fitted with a gas central heating radiator, low level WC, white pedestal wash hand basin with chrome hot and cold mixer tap, walk in shower with chrome shower controls and attachments

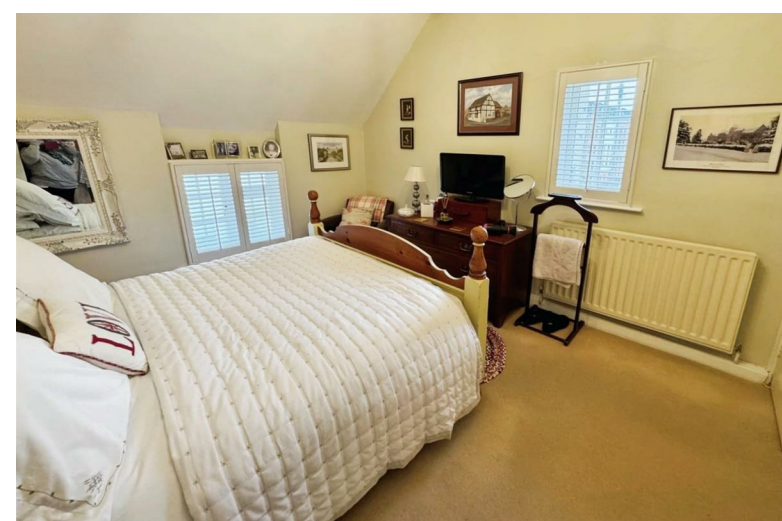
## Living Room

5.106m x 4.260m (16'9" x 13'11")

Accessed off the entrance hall via a wooden framed glazed door and having carpet to floor with a continuation of the neutral decor to walls and ceiling with exposed beams to ceiling. Hard wood framed, double glazed windows to front and side elevation both having secondary glazing and fitted with bespoke, plantation style shutters. Two light points to ceiling and wall, gas central heating radiator, large brick hearth with a living flame gas fire being open to the living room and kitchen diner.











# The Property

## Kitchen Diner

9.059m x 3.496m (29'8" x 11'5")

Accessed from the living room via a large open walkway and from the entrance hall via a wooden framed glazed door. Having limestone tiled flooring and a continuation of the neutral decor to walls and ceiling with exposed beams to ceiling. Numerous LED spotlights to ceiling, undercounter lighting and kickboard lighting. Hardwood, double glazed windows to front and side elevation with secondary glazing both having bespoke, plantation style shutters. Double glazed, hardwood, double French doors which give access in to the conservatory. Three gas central heating radiators and the live flame gas fire.

The kitchen is fitted with a range of base and wall units in a solid wood, cream frontage, granite work surface and upstand, glass splash back behind sink position. Integrated, stainless steel, Rangemaster oven with double oven, six ring gas burner and storage drawer below with matt black splash back and stainless steel extractor above. American style, stainless steel fridge freezer with water and ice dispenser, integrated dishwasher and washing machine.

## Conservatory

3.421m x 2.837m (11'2" x 9'3")

Having oak flooring, dwarf wall with the remainder being of hardwood framework and double glazed panels and opening window. Double French doors to side elevation giving access in to the garden and single door to other side elevation giving access out to the ransome strip and storage area. Two light points to wall, gas central heating radiator and an air conditioning unit (providing cold and hot air).

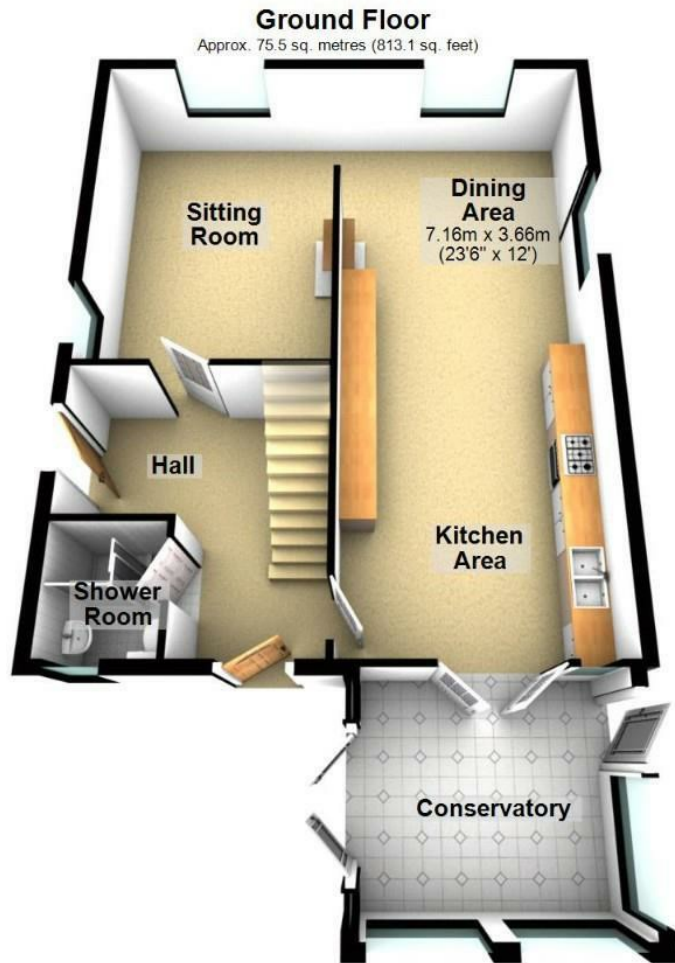
From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral decor with exposed beams to walls and ceiling and various LED spotlights to ceiling. Two loft hatches, both lofts are insulated, boarded and has light and power. Wooden doors lead in to all rooms, all having bespoke, stained glass transom windows. Further wooden door which houses the useful airing cupboard, pressurised hot water tank and boiler controlled via the HIVE system.

## Bedroom One

3.519m x 3.545m (11'6" x 11'7")

Being carpeted to floor and having a continuation of the neutral decor to walls and ceiling, exposed beams to wall and ceiling, window to front elevation with secondary glazing fitted with a bespoke, plantation style shutter, double glazed, hard wood window to side elevation also with secondary glazing, light point to ceiling, gas central heating radiator. Two double fitted wardrobes, one single fitted wardrobe all having blanket storage above, matching vanity unit, double doors which open up in to the walk in wardrobe with motion sensor lighting.





Total area: approx. 141.6 sq. metres (1523.8 sq. feet)

# The Property

## Bedroom Two

3.658m x 3.498m (12'0" x 11'5")

Being carpeted to floor and having a continuation of the neutral decor to walls and ceiling, exposed beams to wall and ceiling, window to front elevation with secondary glazing fitted with a bespoke, plantation style shutter, double glazed, hard wood window to side elevation also with matching shutter fitted, light point to ceiling, gas central heating radiator. Double doors which open up in to the walk in wardrobe with motion sensor lighting.

Large loft access to ceiling with pull down ladder, this third loft is insulated and boarded with interlinked rubber flooring, light and power.

## Bedroom Three

3.855m x 3.511m (12'7" x 11'6")

Being carpeted to floor and having a continuation of the neutral decor to walls and ceiling, exposed beams to ceiling, double glazed, hard wood window to rear elevation also with secondary glazing and the bespoke, plantation shutters, views to the rear across the racecourse, gas central heating radiator, light point to ceiling, two double fitted wardrobes, matching vanity unit with light point fitted.

## Family Bathroom

Being tiled to floor and to walls to half height around the bath, toilet and basin and to full height in the walk in shower. Obscure glazed, double glazed window to rear elevation, LED spotlights to ceiling, gas central heating radiator and fitted with a walk in shower with chrome shower controls and attachments with additional waterfall shower head, white low level WC, large pedestal wash hand basin with chrome hot and cold mixer tap, shaver point and a white bath with a wooden bath panel and a chrome hot and cold mixer tap with shower attachment.

## Outside

To the rear of the property is an enclosed, south west facing, hard landscaped garden with outside tap, outside lighting, twin and single electric socket, electric vehicle charging point, access to garage via lockable hard wood, half glazed door, two framed ledge and braced wooden gates, one leading to the driveway and one leading to the front garden - both being lockable.

## Garage and Parking

5.607m x 3.005m (18'4" x 9'10")

Having a remote control electric up and over garage door, light and power and an outdoor vent for a tumble dryer. The roof has been re-felted in the last ten years.

Located to the front of the garage and accessed off Cocksparrow Street is the brick weave driveway giving off street parking for two vehicles. Additional parking is available via permit parking.

## Council Tax

We understand the property to be Band F.

## Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

## Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

## Disclaimer

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## Survey Department

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Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.

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