



The Templars, Warwick

*Distinctive
Collection*





The Templars

Warwick, CV34 6PF

Price guide €1,200,000

We are proud to bring to the market this fabulous family home located in a hugely desirable location Within walking distance of Warwick Prep, Kings High and Warwick Boys School as well as being in the catchment area of Coten End Primary and Myton Secondary School. Boasting five bedrooms as well as a large loft room, separate dining room, living room and large kitchen family room. There is off street parking for at least four cars and a garage. To the rear of the property is a private and secure walled garden with patio and lawn. Early viewing is strongly recommended to appreciate all this home has to offer.





Location

Bridge End is located just on the outskirts of Warwick town centre and within an easy walking distance to all the amenities. Warwick is a small town with a number of boutique shops, bars and restaurants as well as a supermarket - oh 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, cinemas, theatres etc.



The Templars is a small cul de sac of just 6 properties located on Bridge End. So called due to the Earl of Warwick granting a small manor to the Knights Templar, this was eventually transferred to the Knights Hospitallers in 1314. The original wooden gates to the manor house remains and is located to the front of the property.

We have for sale a true family home on a hugely popular and desirable street withing walking distance of the medieval town of Warwick. The property has been owned by the same family for nearly 30 years, there is a real feeling of love and warmth as soon as you walk in through the front door.

The entrance hall gives access to all the rooms on the ground floor - the formal dining room, the living room with wood burning stove, the downstairs WC and the large kitchen dining family room.

Upstairs there is the master bedroom with ensuite shower room and fitted wardrobes, three further good sized double bedrooms and a single bedroom which is currently used as a home office as well as a family bathroom.

Up to the second level there is a large loft room which is used as additional sleeping accommodation and an additional study.

Outside to the rear there is a part walled, secure garden which is mainly laid to lawn. To the front is a lawned fore garden, driveway for at least four vehicles and access in to the garage.

The garage is accessed from the front via an electrically operated roller door. Originally a double garage, a part has been sectioned off to provide a separate utility room, there is still plenty of room to house a car and provide further storage.

This is a fine example of a proper family home and early viewing is strongly recommended, call the Warwick office to book your time slot.







The Property

Entrance

Entrance to the property is via a wooden front door which leads in to the Entrance Hall being tiled to floor and having neutral décor to walls and ceiling. Fitted with a gas central heating radiator, obscure glazed window to front elevation and light point to ceiling. Dog leg stairs lead up to the first floor landing, solid wooden doors lead in to most rooms with glazed, double doors giving access in to the dining room. Low level under stairs storage.

Down Stairs WC

Having a continuation of the flooring and neutral décor, light point to ceiling, gas central heating radiator, high level pull flush WC, mirrored vanity unit with double cupboard below, white basin, chrome hot and cold mixer tap with tiled splash back.

Formal Dining Room

14'5" x 9'11"

Having solid wooden floors and with neutral décor to walls and ceiling, large windows to front elevation with gas central heating radiator below, additional glazed panel to side elevation, light point to ceiling and electric sockets. Large, concertina doors separate the dining room from the formal living room.

Kitchen/Dining/Family Room

33'11" x 10'6"

To the living dining area there is solid wood flooring and neutral décor to walls and ceiling, double French doors to rear elevation giving access out in to the rear garden, large window to rear elevation with a gas central heating radiator below, various LED spotlights to ceiling and a pendant light point above table position, various electric sockets and a TV point.

To the kitchen area the flooring is tiled and there is a continuation of the neutral décor. A peninsula provides breakfast bar seating and a huge amount of preparation space. There are two windows to rear elevation and a part glazed door giving access out to a useful bin store. LED spotlights to ceiling and over sink position.

The kitchen is fitted with a range of base and wall units in a solid wood, cream painted kitchen with an open plate rack, the work surface is in a blue granite effect melamine and there is a stainless steel splash back behind hob position. Within the kitchen there is a NEFF double electric oven, a four ring gas hob with stainless steel extractor above, integrated dishwasher, one and a half bowl sink with matching drainer with a swan neck mixer tap, space for full sized American fridge freezer and there are a number of electric sockets and fused switches.

The shelved larder is accessed off the kitchen via a solid door, is shelved and there is a light point to ceiling.

A further door with cat flap leads in to the garage and in turn in to the utility room which has cushioned flooring, neutral décor, glazed panel to high level, gas central heating radiator, plumbing and space for a stacked washing machine and tumble dryer, fitted units and space for under counter fridge or freezer.

Formal Living Room

19'8" x 14'4"

Having solid wood flooring, neutral décor to walls and ceiling, sliding door to rear elevation giving access out in to the garden, windows to both side elevations, both with gas central heating radiator below, fitted with walls lights, various electric sockets, TV point, marble hearth and surround with wooden mantle and fitted with a Chesney, wrought iron, wood burning stove.

Concertina doors which lead in to the dining room.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and décor, two light point to ceiling and large loft access to ceiling. Solid white doors lead in to all rooms as well as the airing cupboard which has slatted shelving and a lagged hot water tank.

Master Bedroom

14'5" x 12'1"

Having solid wood flooring and a continuation of the neutral décor to walls and ceiling with one feature wallpapered wall, window to rear elevation giving attractive views over the castle fields and having a gas central heating radiator below. Light point with fan to ceiling, various electric sockets, TV point and fitted wardrobes - two double, one single with a cream frontage with an additional slim line door which houses further wardrobe storage.

En-Suite Shower Room

Being tiled to floor and to full height in the walk in shower, obscure glazed window to side elevation, gas central heating radiator below and an additional chrome heated towel rail and there are LED spotlights to ceiling. Fitted with a built in WC, built in white basin with storage below, cupboards and drawers to the side and an additional, higher level cupboard, large mirror with light. Walk in, "wet room" style shower with glass screen, chrome shower and controls with additional waterfall shower head.

Bedroom Three

9'11" x 8'9"

Being carpeted to floor and with neutral décor to walls and ceiling, window to front elevation with gas central heating radiator below, various electric sockets, light point to ceiling and a white door which houses useful wardrobe storage.

Bedroom Five/Study

9'1" x 7'9"

Having wooden flooring and neutral décor to walls and ceiling, window to front elevation, light point to ceiling, electric sockets, gas central heating radiator and double doors which house useful wardrobe storage.

Bedroom Two

11'8" x 10'11"

Being carpeted to floor and with neutral décor to walls and ceiling, window to front elevation with gas central heating radiator below, various electric sockets, TV point, light point to ceiling and a high level, louvered door which houses useful storage.

Bedroom Four

11'5" x 8'0"

Being carpeted to floor and with neutral décor to walls and ceiling, window to rear elevation with gas central heating radiator below, various electric sockets, light point to ceiling and concertina, louvered doors housing useful wardrobe storage.

Family Bathroom

Having high gloss, black tiles to floor and a beige, matt tile to ceiling height around bath and shower position, obscure glazed window to rear elevation and there are LED spotlights to ceiling, white heated towel rail, built in WC with chrome push flush, white basin with chrome hot and cold mixer tap, mirror fronted medicine cabinet above with light fitted, white bath with tiled bath panel, chrome hot and cold mixer tap, chrome shower controls and shower head with additional shower wand.

Loft room

18'4" x 10'1" and 13'5" x 10'1"

Accessed of the first floor landing via a space saving staircase the room is cleverly split in to two defined area, the largest being for sleeping and having carpet to floor and neutral décor to walls and ceiling with exposed beams. Two Velux windows to ceiling height both with blinds fitted. Gas central heating radiator, electric sockets and there is a light point to ceiling, low level, double door which leads in to the smaller area and has a continuation of the carpet and décor, exposed beams, light point to ceiling, Velux window with blind fitted, various electric sockets, gas central heating radiator and three low level doors which house loft style storage and a high level, louvered door housing further loft style storage.

Outside

To the rear of the property is an enclosed family garden with large patio, being perfect for alfresco dining and a nice sized area of lawn. The predominantly walled garden is well maintained with well stocked and mature beds and outside lighting.

A paved pathway leads down the side elevation of the property where there is a full height gate which leads to a useful and discreet bin store with wrought iron gates separating it from the driveway.

To the front of the property is a gravel driveway providing off street parking for at least four vehicles with electric car charging point. A large, lawned fore garden has mature trees as well and the original wooden gates for the manor house.

Garage

15'4" x 9'11" (increasing to 19'0")

Accessed from the front via electrically operated, roller garage doors and being "L" shaped and having cement flooring, light point to ceiling, windows to both side elevation, glazed door to side elevation electric sockets and loft access for storage. The Worcester gas central heating boiler, gas and electric meter and the fuse box are all housed in the garage.

General Information

Tenure: We believe the property to be Freehold. The agent has not checked the legal status of the property. The purchaser is advised to obtain verification from their legal advisers.

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property.

The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested.

All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

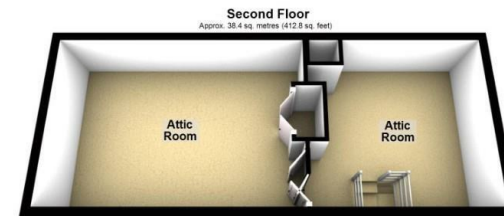
All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available.

This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.



Total area: approx. 232.7 sq. metres (2504.4 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Hawkesford Estate Agents
1 The Hughes, 24 - 26 Swan Street, Warwick, CV34 4BJ
01926 411 480 warwick@hawkesford.co.uk

