



HIGH STREET, WARWICKSHIRE, CV34
OFFERS OVER £1,250,000 FREEHOLD

Winkworth



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Few homes capture the character and history of Warwick quite like this exceptional High Street residence. Behind its handsome period façade lies a beautifully restored family home, offering an extraordinary combination of architectural heritage, generous proportions and contemporary comfort.

Formerly occupied as solicitors' offices, the property has been comprehensively renovated, taken back to brick and thoughtfully reimaged to create approximately 3,737 sq ft of elegant accommodation. The restoration celebrates the building's historic character, with original shutters, decorative cornicing, exposed stonework and timber beams sitting comfortably alongside beautifully appointed kitchens, bathrooms and modern finishes.

The ground floor is arranged around a welcoming entrance hall, opening into a magnificent drawing room, an expansive kitchen and dining room and a wonderfully atmospheric rear sitting room. Together, these spaces provide an appealing balance of formal entertaining and relaxed family living, with direct connections to the landscaped garden. Stairs from a central hallway provide additional access to a useful storage/wine cellar.

Across the upper floors are four substantial bedrooms and four beautifully finished bathrooms. The second-floor principal suite is particularly impressive, with its exposed beams, generous dressing room and private bathroom, while the first floor provides three further double bedrooms, including two with en-suite facilities.

Outside, the thoughtfully landscaped walled garden offers an attractive combination of paved terraces, raised planting and lawn, providing a peaceful setting for outdoor dining and entertaining.

Situated moments from Warwick's historic landmarks, independent shops and restaurants, the property combines the atmosphere of a remarkable heritage setting with the practicality of town-centre living. Offered with no onward chain, this is a truly individual home of considerable distinction.

Material Information:

Council Tax: To be confirmed. | Local Authority: Warwick District
Council Broadband: Ultrafast Broadband Available (Checked on Ofcom Oct 26) | Mobile Coverage: Likely Coverage (Checked on Ofcom Oct 26) | Listed: Yes (Grade II - 1035437)







Total: 3737 sq. Ft, 347 m2

Lower Ground Floor: 391 sq. Ft, 36 M2, Ground Floor: 1366 sq. Ft, 127 M2, First Floor: 1308 sq. Ft, 122 M2, Second Floor: 672 sq. Ft, 62 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed



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