



Church Street, Warwick, CV34  
Offers Over £1,300,000

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## About the Property

Winkworth Leamington Spa is delighted to bring to market this immaculately presented, Grade II listed, four bedroom, three bathroom late 18th century townhouse on Church Street, set in the prestigious conservation area in the historic heart of Warwick.

Sympathetically renovated to the very highest standard, this elegant family home offers versatile and refined living across three floors plus a storage basement, blending period character with modern comfort throughout.

### Material Information:

Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Superfast Broadband Available (Checked on Ofcom Sept 25)

Mobile Coverage: Good/Variable Coverage (Checked on Ofcom Sept 25)

Heating: Gas Central Heating

Listed: Grade II

Tenure: Freehold











## The Finer Details

Situated in the heart of Warwick's prestigious conservation area, 8 Church Street is an immaculately presented late 18th-century townhouse that blends timeless Georgian elegance with contemporary comfort. This beautifully appointed Grade II listed property has been meticulously renovated by the current owners, with exceptional attention to detail, creating a refined and elegant family home within the historic town centre.

Set over three floors with an additional storage basement, the property offers generous and versatile accommodation extending to approximately 2450 sq ft.

Upon entering through the formal front door, you are welcomed into a spacious entrance hallway that leads to the front-facing drawing room. This elegant reception space retains original wooden flooring and features a central log burner, complemented by recently replaced sash windows with insulated Histo-glass, flooding the room with natural light.

The limestone-floored central hallway, complete with underfloor heating throughout (with the exception of the wooden flooring) and wood panelling, opens into a spectacular open-plan kitchen, dining and snug area. Designed by Christopher Peters with both style and practicality in mind, the kitchen boasts a large central island with wooden countertop and breakfast bar, soft-closing cabinetry, speaker system and integrated appliances. Skylights and French doors enhance the sense of light and space, connecting seamlessly to the walled rear garden. The adjoining snug offers a cosy retreat, with a unique glass floor revealing the former ice house below.

A discreetly placed utility room, hidden behind wood panelling, provides excellent storage, a wine cooler, and plumbing for appliances, while a separate WC is conveniently located nearby. Stairs descend to a tanked cellar, offering additional storage.























The first floor is home to a luxurious master suite, positioned at the front of the house. A generous walk-in dressing room leads into a tranquil bedroom, complete with custom-built wardrobes, a stand-alone bath, and a large sash window. A stylish en-suite shower room is cleverly concealed behind a sliding mirrored door. Two further double bedrooms, each with fitted wardrobes, are located to the rear of the property and are serviced by an elegant shower room.

On the second floor, a spacious landing currently serves as a study area and provides access to insulated loft storage. A further double bedroom with bespoke wardrobes overlooks Church Street, while a family bathroom with both bath and shower completes the accommodation.

The private walled garden, designed by renowned garden designer Susanna Brown, makes superb use of reclaimed materials from the house. It features a beautiful patio accessed via the kitchen and dining area, a bespoke garden kitchen with fitted BBQ and storage, mature raised flower beds, and a tranquil water feature, creating a perfect setting for outdoor entertaining.

Practical benefits include two residents' permits and an additional visitors' parking permit, with a single garage available by separate negotiation.

8 Church Street represents a rare opportunity to acquire an exquisitely renovated Georgian townhouse in one of Warwick's most sought-after addresses—perfectly combining historic character with modern living.













































































## About the Area

8 Church Street enjoys a prime position in the heart of Warwick's highly desirable conservation area, surrounded by some of the town's most architecturally significant period buildings.

Just moments from the historic Warwick Castle (350m), St Mary's Church (100m), and the charming Market Place (400m), the property is ideally placed for enjoying the town's rich heritage, independent shops, cafés, and acclaimed restaurants.

Warwick offers an excellent selection of schools, both state and independent, including Warwick School (1 mile), King's High (1.4 miles) and Myton School (1.4 miles), all within walking distance. The town also benefits from an active cultural scene, with nearby theatres, museums and regular festivals contributing to its vibrant community atmosphere.

For commuters, Warwick Railway Station (0.6 miles) provides regular services to Birmingham, Leamington Spa and London Marylebone, while the A46, M40 and wider motorway network are easily accessible. Birmingham International Airport (16 miles) is less than half an hour's drive away, making the location exceptionally well-connected.





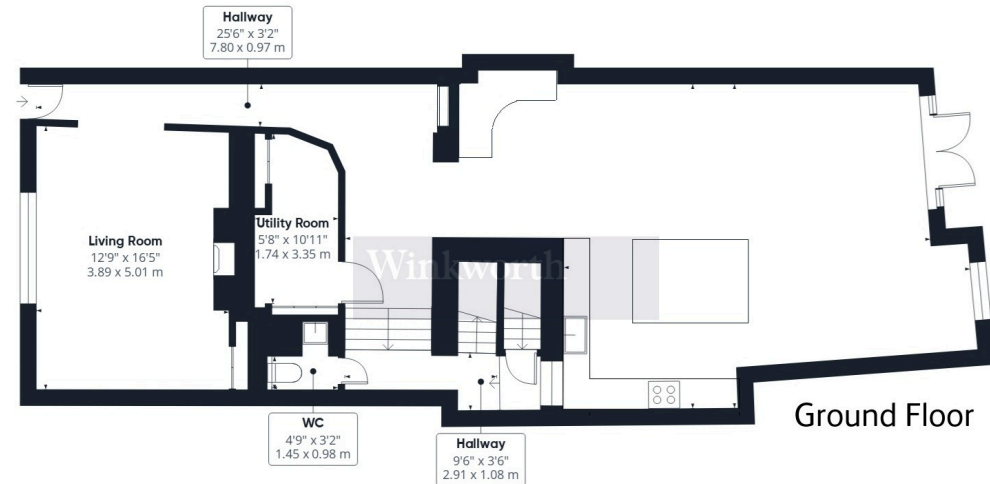




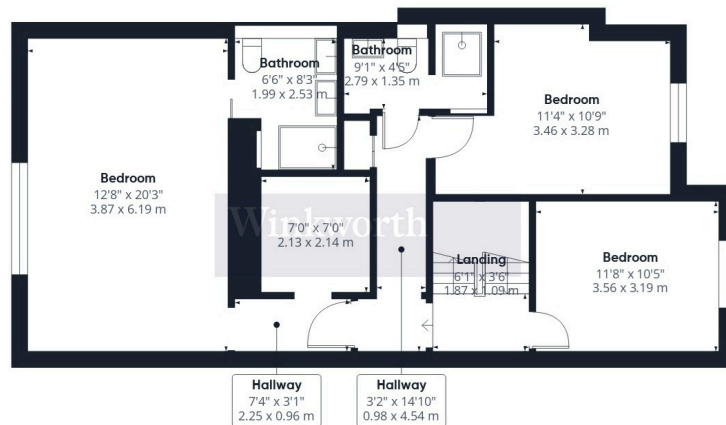
# Church Street, Warwick, CV34



Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approx Total: 2411 sq ft / 221. sq m  
Reduced Headroom: 42 sq ft / 3.9 sq m

Calculations reference the RICS IPMS 3C standard.  
Measurements are approximate and not to scale. This is intended for illustration only.

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