



Emscote Old Wharf, Warwick  
Offers Over £550,000

**Winkworth**

for every step...









### About the Property

Winkworth Leamington Spa is thrilled to present to the market this wonderful waterside home on the banks of the Union Canal, within easy reach of the centre of historic Warwick (0.9 miles), with its various shops, restaurants and parks.

Built in 2023 by renowned local homebuilders, Cotswold Oak, this three bedroom, two bathroom contemporary townhouse offers flexible living over three storeys with accommodation extending to approximately 1300 sq ft.

#### Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom May 25)

Mobile Coverage: Likely Coverage (Checked on Ofcom May 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



























## The Finer Details

Built in 2023 by renowned local homebuilders, Cotswold Oak, this three bedroom, two bathroom contemporary townhouse offers flexible living over three storeys with accommodation extending to approximately 1300 sq ft. Upon arrival, guests are welcomed into a spacious entrance hallway, finished with Karndean flooring, which runs seamlessly throughout the hallway and shower room.

Enjoying dual-aspect windows and French doors with views over the lawned garden and the canal beyond, the ground-floor double bedroom is light-filled and generously proportioned. Currently used as a home office, this flexible space offers excellent potential for lateral living and features engineered American Oak flooring. A spacious shower room—originally designed as a wet room—is conveniently located off the hallway, along with a utility cupboard and under-stairs storage.

The central staircase leads to a generous open-plan living and dining area on the first floor, with stunning canal views from every window and Karndean flooring underfoot. French doors open onto a substantial wraparound raised deck, equipped with lighting and power sockets—perfect for al fresco entertaining and indoor-outdoor living.

The contemporary kitchen features a sleek design and a full suite of integrated appliances, including a fridge/freezer, AEG tower ovens, induction hob, and dishwasher. The boiler, housed discreetly within a kitchen cabinet, remains under warranty. Adjacent to the kitchen/dining area is an additional reception room—currently used as a snug—with further access to the deck.

The second floor houses two double bedrooms and a family bathroom. The master bedroom is especially impressive, featuring French doors opening onto a Juliette balcony overlooking the Union Canal. A Jack-and-Jill bathroom leads on from both the master bedroom and the second floor landing, and benefits from a bath with a shower, a WC and basin. The second bedroom has been thoughtfully adapted by the current owners to include a bespoke walk-in wardrobe, crafted by local artisan Stan Matthews, while still retaining a double bedroom concealed behind a mirrored door. A retractable ladder provides access to the fully boarded loft, offering excellent storage.

Externally, the home boasts a beautifully landscaped rear garden with a central lawn, raised flower beds, and a garden shed, accessible directly from the ground floor. The first-floor deck provides a peaceful vantage point over the canal. A side gate leads to two private parking spaces, with double power sockets (EV-ready), water supply, and security lighting. The property is set within a secure gated development with additional visitor parking available.



























## About the Area

Tucked away along the scenic banks of the Grand Union Canal, Emscote Old Wharf is a compact development of nine houses and four apartments built by popular local house builder Cotswold Oak in 2023.

Warwick's historic town centre (1 mile), with its various shops, restaurants and bars is just a short distance away, while you can easily explore the stunning Warwick Castle (1.5 miles), a must-visit for history enthusiasts. St. Nicholas' Park has a popular sports centre, with a climbing wall and gym, and is a short walk (0.6 miles) from Emscote Old Wharf.

Emscote Infant School (100 metres) and Coten End Pre School (0.6 miles) are both within a short walking distance of Emscote Old Wharf, offering excellent primary education. For secondary education, Warwick School (0.9 miles), Kings High School (1 mile) and Myton School (1 mile) are nearby.

Emscote Old Wharf benefits from tremendous transport links with both Warwick Train Station (0.8 miles) and Leamington Spa Station (1.6 miles) just a few minutes away, offering regular, direct services to Birmingham (30 minutes) and London Marylebone (1 hour 30 minutes). For those commuting by road, the A46 and M40 motorways are easily accessible via multiple junctions.



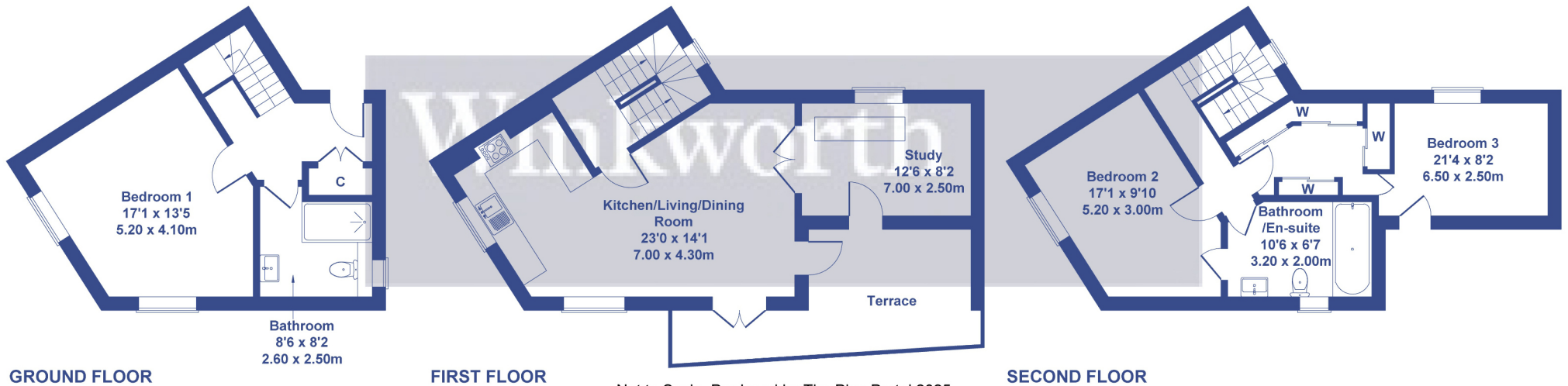






## Emscote Old Wharf, Warwick

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2025  
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