



West Street, Warwick, CV34
Offers Over £750,000

Winkworth

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About the Property

Winkworth Leamington Spa are pleased to present to the market Westgate Place, a beautifully appointed four-bedroom townhouse forming part of an exclusive development of sympathetically refurbished historic buildings in the very heart of Warwick.

This exceptional home, converted from a former jeweller's workshop, combines striking contemporary design with the charm and integrity of its heritage setting with accommodation extending to approximately 1,826 sq ft and arranged over three floors.

Material Information:

Tenure: Freehold

Service Charge: £30 PCM (communal maintenance & gates)

Council Tax: Band E (Warwick District Council)

EPC: B

Heating: Gas Central Heating

Broadband: Ultrafast available (subject to provider)

Mobile Coverage: Good (subject to network)





The Finer Details

Converted from a former jeweller's workshop, Westgate Place blends refined contemporary design with the character and charm of its heritage setting, offering beautifully appointed accommodation extending to approximately 1,826 sq ft, arranged over three generous floors.

From the moment you step through the solid entrance door, the sense of quality is unmistakable. The reception hall, finished with travertine flooring and underfloor heating, sets an elegant tone that continues throughout the property. A discreet cloakroom sits to one side before the hallway opens into the remarkable full-depth open-plan living space that truly defines this home.

Flooded with natural light from large front windows and full-width bi-fold doors to the rear courtyard, this expansive living, dining and kitchen area functions effortlessly as the heart of the house.

The sleek Poggenpohl kitchen, with Quartz work surfaces, moulded sinks, a Quooker tap, Siemens appliances, and a striking central island, brings a sense of understated luxury. The arrangement flows seamlessly into the dining space and then into the sitting area, where a recessed gas stove is framed within a contemporary chimney breast, creating a warm focal point for evening relaxation. Carefully integrated storage—including a utility cupboard, boiler cupboard and under-stairs cloakroom—ensures the space remains beautifully uncluttered, allowing the architecture and design to take centre stage. From here, the bi-fold doors open directly onto the private, professionally landscaped courtyard garden, creating a natural extension of the living area and offering an inviting space for outdoor dining.







Ascending to the first floor, the landing reveals a thoughtfully designed layout, with a built-in airing cupboard and access to two of the four double bedrooms.

The principal bedroom on this level enjoys high ceilings and a sash window overlooking the front of the development. Its en-suite shower room is finished to an exceptional standard with Villeroy & Boch sanitaryware, a Grohe shower system, and underfloor heating.

A further double bedroom sits peacefully to the rear, served by an elegant family bathroom featuring a freestanding bath and walk-in shower, again with underfloor heating and high-quality fittings.

The top floor continues the sense of space and privacy, offering two further substantial double bedrooms tucked quietly away beneath the roofline. Both enjoy generous proportions, excellent natural light, and are each served by stylish en-suite shower rooms of the same impeccable specification.

Externally, the property continues to impress. Behind secure electric gates lie two private parking bays, positioned only a few steps from the house. Rarely found in town-centre properties, a dedicated gate from the parking area leads directly into the courtyard garden, making daily living exceptionally convenient while maintaining complete privacy.

The courtyard itself is beautifully hard landscaped, providing a sheltered and low-maintenance outdoor retreat bordered by high walls and designed to be enjoyed throughout the seasons.

With its seamless blend of heritage architecture, contemporary design, exceptional specification and secure, private parking, Westgate Place offers a truly unique opportunity in the heart of Warwick—moments from independent shops, cafés, restaurants and the Castle.



























About the Area

Situated just off West Street and positioned beside the historic West Gate, 1 Westgate Place enjoys an exceptional setting in the heart of Warwick's highly desirable old town. The property lies within a short walk of Warwick's medieval centre, with Market Place (600m), St Mary's Church (600m miles) and the world-famous Warwick Castle (0.4 miles) all moments away, offering immediate access to the town's independent shops, cafés, restaurants and cultural landmarks.

Families benefit from an excellent selection of schools within easy reach. Westgate Primary School is just 350 metres away, while Coten End Primary is under a mile from the property. Renowned independent options, including Warwick School (1 mile) and King's High School (1.2 miles), are also close by, with further secondary provision at Myton School (1.4 miles).

Warwick Train Station (0.9 miles) provides regular services to Birmingham, London Marylebone and surrounding towns, making commuting straightforward. The property is also well placed for road travel, with quick access to the A46 and M40, offering efficient routes toward Leamington Spa, Stratford-upon-Avon, Oxford and the wider Midlands.

Combining heritage surroundings with excellent amenities and transport links, Westgate Place offers an outstanding Warwick town-centre location.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Not to Scale. Produced by The Plan Portal 2025
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