



PRIORY ROAD, WARWICK, CV34
OFFERS OVER £1,450,000 FREEHOLD

Winkworth



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Hidden behind private vehicular and pedestrian gates on Priory Road, Rock House offers a combination that is exceptionally difficult to find in central Warwick: substantial family accommodation, extensive private gardens and direct access into Priory Park.

The house is arranged around an impressive central hallway, where a soaring vaulted ceiling, galleried first-floor landing and herringbone timber flooring immediately establish the property's individual character. The ground floor provides excellent flexibility, with a formal sitting room, separate dining room and snug, alongside a substantial kitchen/diner opening onto the gardens. Beyond the kitchen are a boot room and dedicated study, while a generous ground-floor bedroom with en-suite provides excellent guest or multigenerational accommodation.

Upstairs, the galleried landing connects three further double bedrooms. The principal suite incorporates a walk-in wardrobe and en-suite shower room, while the remaining bedrooms are served by the family bathroom. A substantial attic room provides valuable storage.

The gardens are a defining feature. Mature trees, established planting, lawns and high boundary walls create remarkable privacy, while a private gate leads directly into neighbouring Priory Park. A detached, insulated garden room provides superb gym, studio or home-working accommodation.

At the front, gated parking accommodates approximately four to five vehicles alongside a detached double garage, currently configured as an impressive bar and games room with WC and additional storage.

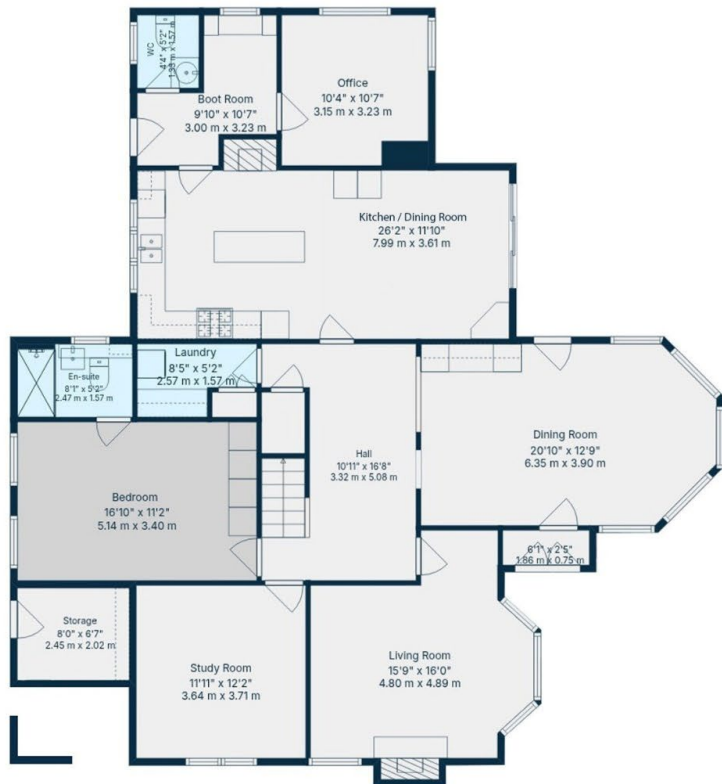
Rock House delivers the space and seclusion of a country house setting, with Warwick's schools, station and historic town centre virtually on the doorstep.

Material Information:

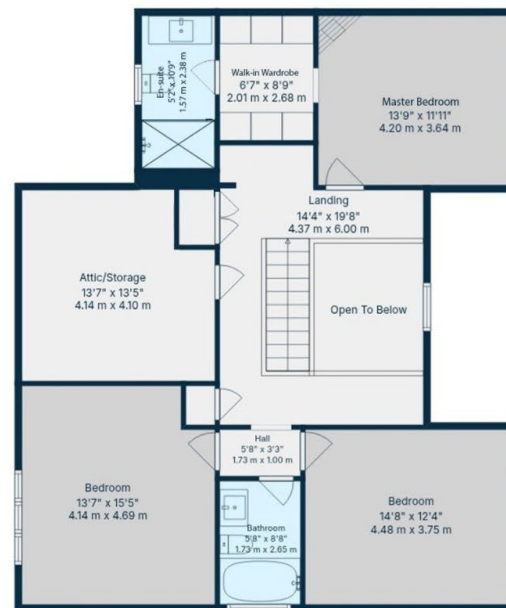
Council Tax: Band G | Local Authority: Warwick District Council | Broadband: Ultrafast Broadband Available (Checked on Ofcom Oct 26) | Mobile Coverage: Variable/Good Coverage (Checked on Ofcom Oct 26) | Heating: Gas Central Heating | Listed: No



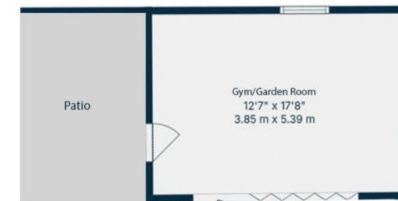




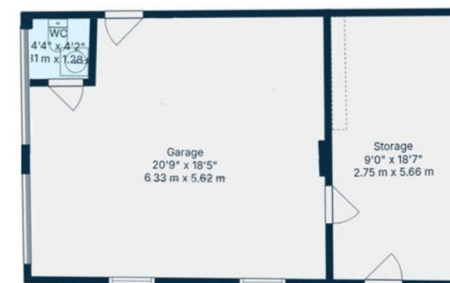
Ground Floor



First Floor



Gym/Garden Room



Garage

Total: 322 sq m, 3466 sq ft

Excluding: Attic/Storage - 16.97 sq m

Illustration For Identification Purposes Only, Measurements Are Approximate, Not To Scale.

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