



HIGH STREET, WARWICK, WARWICKSHIRE, CV34
£500,000 FREEHOLD

Winkworth



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Occupying an extraordinary position opposite the Lord Leycester Hospital and beside Warwick's historic West Gate, High Street is a rare Grade II listed townhouse whose remarkable 16th-century origins remain evident throughout.

Behind its timber-framed façade, the house unfolds across three character-filled floors. The principal reception room immediately establishes the tone, with exposed beams, herringbone timber flooring and an impressive inglenook fireplace housing an Esse wood-burning stove. Beyond, an inner hallway leads through to the breakfast kitchen, where bespoke Shaker-style cabinetry, timber worktops and a Belfast sink sit beneath exposed beams and rooflights. A stable door opens directly onto the garden.

The first floor is home to a generous double bedroom with exposed timberwork, aged floorboards, fireplace and an exceptional outlook towards the Lord Leycester Hospital. Alongside, the bathroom continues the historic aesthetic with a freestanding roll-top bath, high-level WC and exposed timbers.

The principal bedroom occupies the entire upper floor and is arguably the defining interior space. Dramatically vaulted and crossed by the exposed original timber frame, it combines exceptional architectural character with generous proportions, wide floorboards and built-in storage.

Outside, the enclosed cottage-style garden provides a wonderfully private retreat in the centre of Warwick, with established planting, brick boundaries and informal paved terraces. A detached brick-built garden office with power and lighting creates valuable separation for home working.

Rich in history yet highly liveable, this is an unusual opportunity to own a genuinely individual home in one of Warwick's most recognisable historic settings, offered with no upward chain.







Total: 1200 sq.Ft, 111 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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