



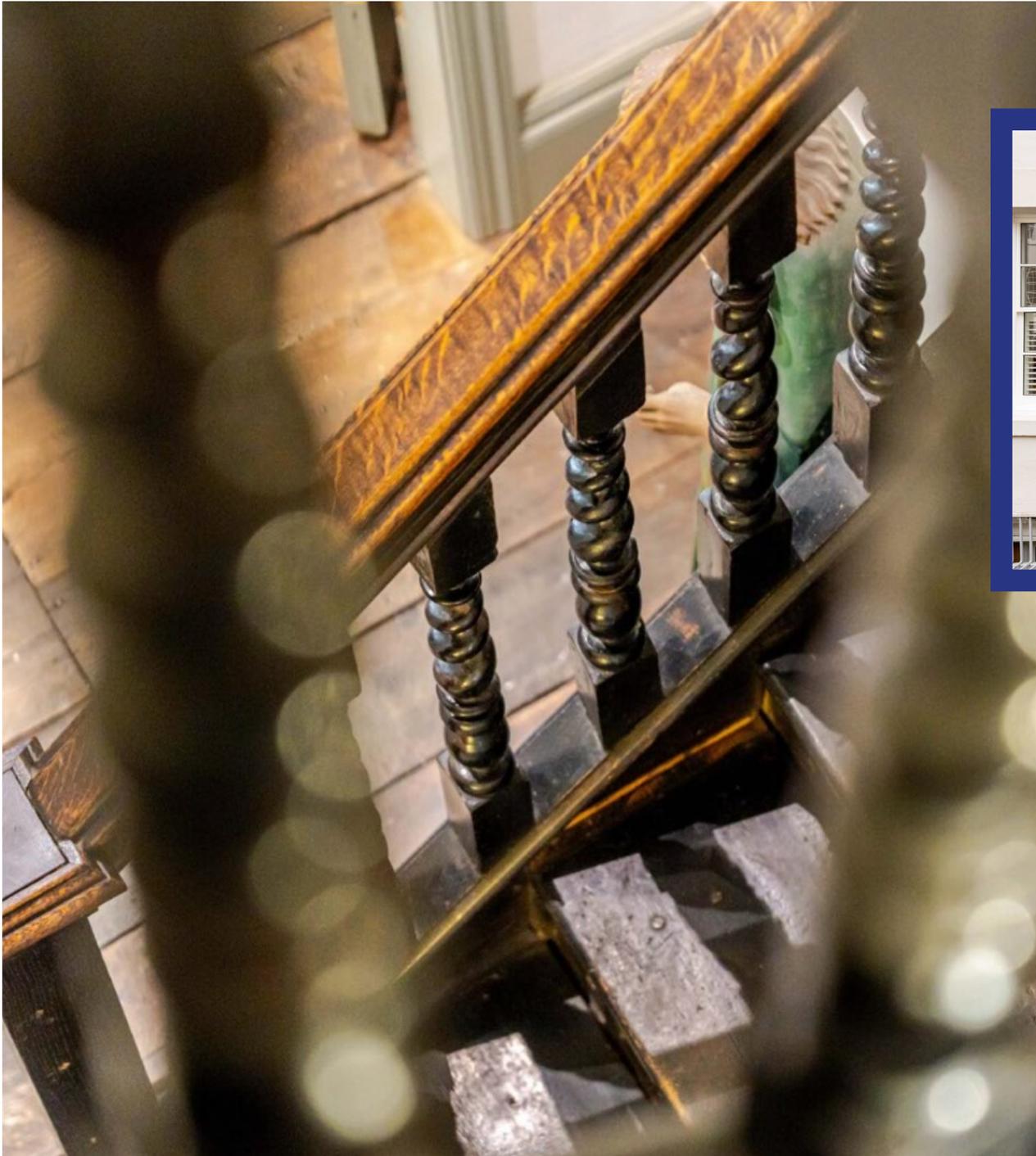
Church Street, Warwick, CV34
Offers Over £1,325,000

Winkworth

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About the Property

Winkworth Leamington Spa are delighted to present to the market 5 Church Street, Warwick — an exceptional Grade II listed Georgian townhouse situated within Warwick's most prestigious conservation setting.

Positioned in the very heart of the historic town centre, this beautifully restored period home offers elegant, characterful accommodation arranged over four floors, complemented by a charming and fully self-contained two-bedroom cottage.

Material Information:

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Council Tax: Band G

Local Authority: Warwick District Council

Broadband: Broadband Available (Checked on Ofcom Feb 26)

Mobile Coverage: Good/Variable Coverage (Checked on Ofcom Feb 26)

Heating: Gas Central Heating

Listed: Grade II







The Finer Details

Extending to over 2,800 sq ft in total, Church Street seamlessly blends original Georgian features with refined contemporary updates. With gated side access, a landscaped south-west facing courtyard garden and rare ancillary accommodation, this is a unique lifestyle opportunity in one of Warwick's most desirable addresses.

From the moment you enter via the formal front door on Church Street, the architectural integrity of the home is immediately apparent. Original sash windows, exposed timber flooring, fireplaces, picture rails and a striking staircase with ornate balustrade reflect the home's Georgian heritage.

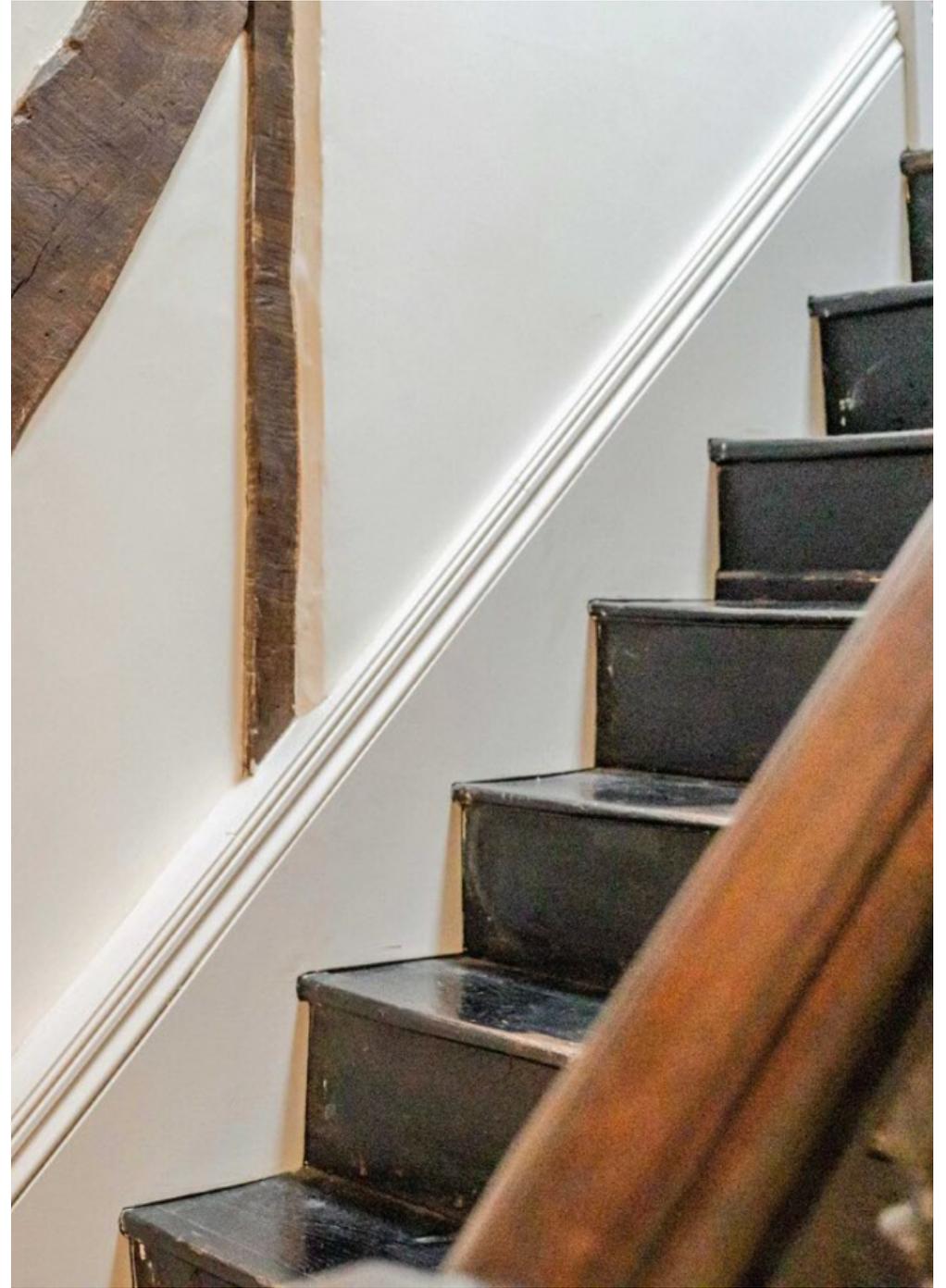
A secondary entrance via a private gated passageway provides additional practicality, opening into a rear hallway and offering direct access to the courtyard garden.

The elegant front sitting room enjoys a traditional fixed sash window overlooking Church Street, original wooden flooring and an open fireplace — a beautifully proportioned reception room rich in period charm.

Double doors lead into the inner hallway where the staircase rises to the upper floors and descends to the lower ground accommodation.

To the rear, the impressive kitchen/dining room forms the heart of the home. Featuring a large sash window and double doors opening onto the garden, the space combines exposed brickwork, tiled flooring, wooden worktops, tiled splashback, a double Belfast sink and a classic range cooker. The dining area is perfectly positioned for entertaining.









The Finer Details Continued...

Importantly, planning permission and listed building consent have been granted to extend the kitchen, presenting an exciting opportunity to further enhance the living space.

The lower ground floor provides versatile and highly functional accommodation including:

- Study
- Guest cloakroom
- Cinema room
- Utility room housing washing machine, dryer, gas central heating boiler and cylinder

Moving up the central staircase to the first floor, the formal drawing room occupies the front of the property and offers a versatile reception space that could equally serve as an additional bedroom if required.

To the rear sits the generous principal bedroom suite, enjoying a peaceful outlook and benefitting from a spacious en suite bathroom complete with freestanding bath and separate walk-in shower.

The top floor provides two further double bedrooms, each with fitted wardrobes and their own en suite shower rooms. The rear bedroom includes a restricted-height storage area — ideal as a children's play space or additional storage.















The Courtyard Garden

The recently landscaped rear garden provides a tranquil and private retreat in the heart of the town. A generous south-west facing sun terrace creates the perfect setting for al fresco dining and evening entertaining.

The courtyard is thoughtfully arranged with mature planting, gravelled seating areas and useful garden stores providing additional storage.

On-street parking is available via W2 resident permit, with additional town centre car park permits obtainable through Warwick District Council.

The Cottage

A particularly rare feature of 5 Church Street is the charming, self-contained two-bedroom cottage accessed via the gated passageway.

Perfectly suited for guests, extended family, a home office or income generation, the cottage provides:

- Kitchen/breakfast room
- Cosy sitting room
- Separate storage room
- Two bedrooms to the first floor
- Modern shower room
- Spacious landing ideal as a study area or creative studio

While seamlessly connected in feel to the main house, the cottage retains its own sense of privacy and independence, offering genuine flexibility rarely found in central Warwick.





















About the Area

5 Church Street occupies a distinguished position in the very heart of Warwick's historic centre, set within the sought-after conservation area and surrounded by period architecture of significant character. This prime address places the very best of Warwick quite literally on the doorstep.

The property lies just moments from Warwick Castle (approximately 0.2 miles), the charming Market Place (around 0.3 miles) and an excellent selection of independent boutiques, cafés and acclaimed restaurants. The open green spaces and riverside walks of St Nicholas' Park are approximately 0.4 miles away, offering leisure facilities and an attractive setting for outdoor recreation.

Warwick is particularly well regarded for its schooling. Warwick School and King's High School are both within walking distance, while respected state options including Myton School are easily accessible by road.

For commuters, Warwick railway station is approximately 0.6 miles on foot, providing regular services to Birmingham and London Marylebone. The M40 motorway is also readily accessible, ensuring convenient regional and national connectivity.

Combining heritage, lifestyle and exceptional convenience, 5 Church Street represents one of Warwick's most desirable central addresses.

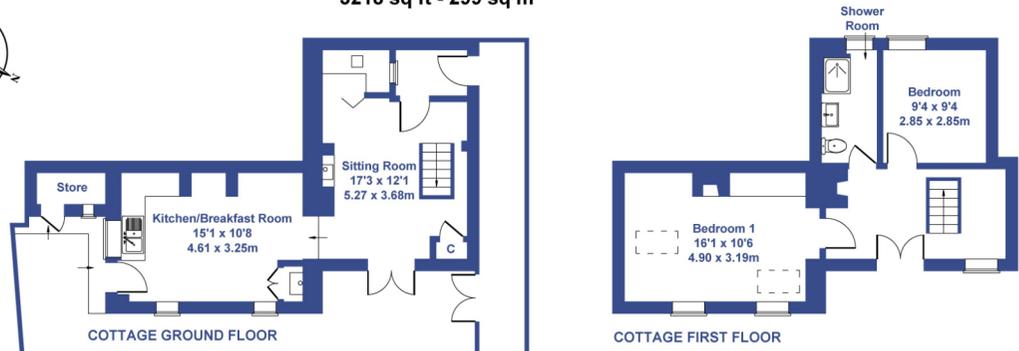
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Church Street, Warwick, CV34

Approximate Gross Internal Area

3218 sq ft - 299 sq m



Not to Scale. Produced by The Plan Portal 2025
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