

STEPHEN PARRY

& COMPANY



The Penthouse, 23 Crimscote Square, Hatton Park, Warwick, CV35 7TS

One of Warwickshire`s most sought after Penthouse conversions occupying the top floor of a Grade II listed building with outstanding views towards Warwick. Having been completely renovated and redecorated, this unique three bedroom conversion provides stunning and stylish contemporary accommodation.

Distances

Warwick Parkway 1 mile (trains to London Marylebone from 69 minutes)

Warwick 2 miles

Royal Leamington Spa 4 miles

Kenilworth 6 miles

Coventry 11 miles

Solihull 12 miles

Birmingham International Airport 21 miles

Birmingham 23 miles

(Times and distances approximate)

Accommodation

Ground floor entrance with stairs leading to Entrance hall • Study • Bedroom • Bathroom • Sitting room • Kitchen/Dining room • Galleried landing • 2 Bedrooms (Master bedroom with en suite wet room) • Wet room • Roof terrace • 2 Allocated parking spaces • Private pathway to entrance • Communal gardens

Location

The Penthouse is located 2 miles from Warwick. Warwick town centre has a variety of shops and restaurants for which it is noted and located on Mill Street is the Warwick Boat Club offering tennis, squash and rowing. There is an excellent range of state, private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep, Kings High School for Girls in Warwick and Myton School. In addition, the Kingsley School in Leamington Spa, Princethorpe College, Rugby School and The Croft Prep School in Stratford upon Avon. Bromsgrove and Solihull Public Schools are also accessible.

The property is ideally situated for the commuter, with the A46 being 1.5 miles away providing access to



the M40 (J15). There is an excellent rail service from Warwick station and Warwick Parkway with trains running to both Birmingham and London Marylebone.

The plot is well located for sporting and recreational facilities with golf at Stoneleigh and the Warwickshire Golf Club and racing at Warwick and Stratford upon Avon.

The Property

A stunning Penthouse conversion occupying the top floor of a Grade II listed building that has been newly renovated using cutting edge design whilst maintaining the building's many unique features. This spacious three bedroom, three storey, property has been interiorly designed to provide stylish living accommodation offering a Scandinavian contemporary feel.

The ground floor entrance hall with original tiled floor, Torus skirting boards, and storage cupboard has a



staircase leading to first and second floor landings. Second floor landing with double glazed window overlooking the side elevation has doors leading to the study and principal entrance hall. A security entry phone system with CCTV is situated in the principal entrance hall along with doors leading to bedroom 2, the bathroom, the sitting room and stairway to the third floor.

Bedroom 2 has an original multi-paned window overlooking side elevation, a central heating radiator with cover, Torus skirting boards and ceiling coving. The bathroom, with window overlooking side elevation, features a roll top bath, contemporary "his and hers" wash hand basins, w.c., central heating radiator cover, and tiled floor. The sitting room boasts an abundance of natural light with its original multi-paned windows, overlooking the front elevation, offering outstanding views across Tredington Park and the Warwickshire countryside beyond. A bespoke gas burner fire, operated by remote control, has been sunk into the wall as the room's feature focal point. The sitting room with, a light solid wood flooring, allows direct access to the dining room, which

also features an original multi-paned window overlooking front elevation, and leads through to the kitchen via an archway. The kitchen is situated at the base of this unique building's clock tower and has been newly refitted with both design and technology in mind. With black sparkle granite worktops and a sandstone tiled floor, the kitchen features a central preparation island, Bosch double oven and induction hob, concealed Bosch dishwasher, concealed washing machine, and space to stand large fridge in an original archway which has shelving above.

The third floor galleried landing has doors leading to the master bedroom (with en suite), the wet room and bedroom three. The master bedroom has double glazed multi-paned window overlooking side elevation and double doors leading to roof terrace. The master bedroom has a fitted double wardrobe, Torus skirting boards, hard wooden flooring and access to an en suite wet room. The en suite wet room has a heated floor, extractor, Mira Advance shower, pedestal wash hand basin, close coupled w.c. and sandstone tiles. The Wet Room has window overlooking

side elevation with views across the roof tops of Tredington Park. With sandstone tiled walls and mosaic tiled heated floor this wet room is fitted with an inset storage area and has a stainless steel power shower with large contemporary chrome shower head, wash hand basin with chrome tap on a grey wood plinth, w.c. and shaver point. Bedroom three has a double glazed window overlooking side elevation with views across the roof tops of Tredington Park and Warwickshire countryside, five inset ceiling spotlights, central heating radiator cover, television aerial point, and Torus skirting boards.

The roof terrace has cast-iron railings and wooden floor with inset lights, offers views across open countryside.

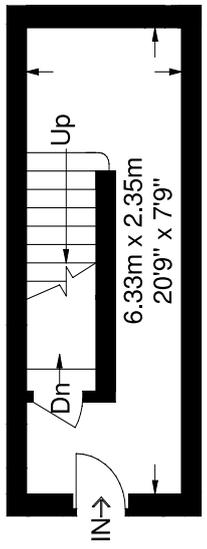
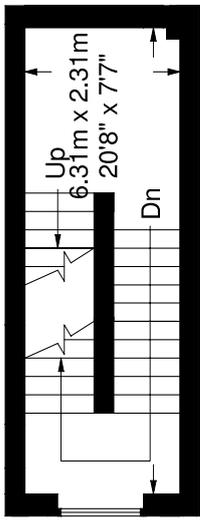
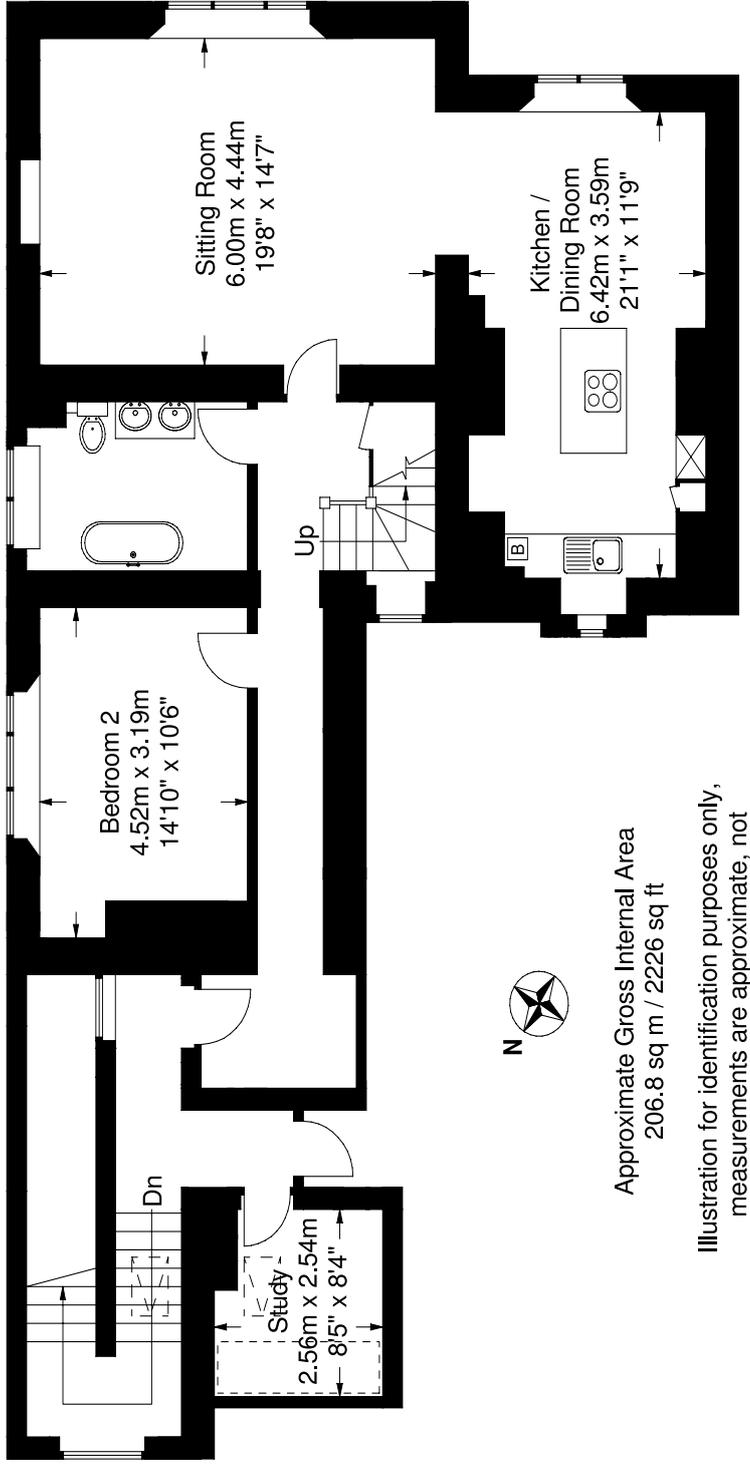
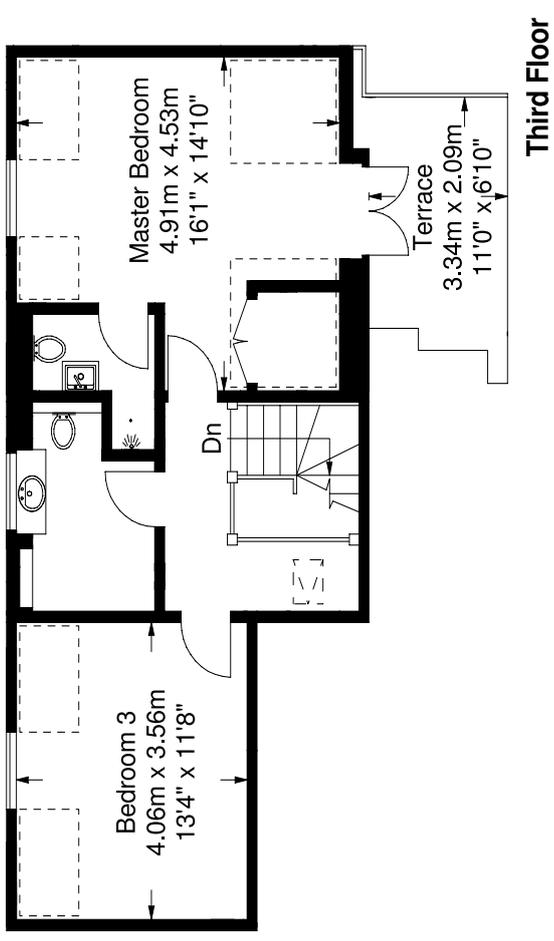
To the front entrance is a paved pathway and double cast-iron pedestrian gates leading to additional paved pathway with cast-iron railings and ornamental gravel, providing access to the property. There are two sections of communal lawn gardens with established shrubs and trees. There are two allocated car parking spaces situated within Crimscote Square.







23 Crimscoote Square, Warwick



Approximate Gross Internal Area
206.8 sq m / 2226 sq ft

Illustration for identification purposes only,
measurements are approximate, not
to scale. © propertybox.org



Tenure

The plot is Leasehold.

Services

Mains water, electricity and drainage are connected to the property.

EPC (Energy Performance Rating)

N/A

Local Authority

Warwick District Council
+44 (0) 1926 410410.

Fixtures and Fittings

Only those items mentioned within the Stephen Parry & Company brochure are included. All other items are expressly excluded.

Viewing

Strictly by appointment with Stephen Parry & Company on +44 (0) 1926 883311

Directions

From J15 (M40) proceed north on the A46 and take the first exit signposted Warwick. At the roundabout take the first exit onto the Birmingham Road and continue over the traffic lights and over the next roundabout and take the first turning on the right onto Winderton Avenue. At the T junction turn left onto Barcheston Drive and take your second turning on the right onto Crimscote Square and 23 Crimscote Square will be located in front of you (CV35 7TS).

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