

STEPHEN PARRY

& COMPANY



Yew Tree Cottage, Bridge End, Warwick, CV34 6PB

A Grade II listed 4 bedroom period house that has recently undergone improvements and now offers luxury accommodation with Coach House in one of the most sought after locations in the Midlands.



Distances

Warwick 0.2 miles
Warwick Parkway 2.5 miles (trains to London Marylebone from 69 minutes)
Royal Leamington Spa 3 miles (trains to Birmingham and London Marylebone)
Kenilworth 5 miles
Coventry 10 miles
Rugby 16 miles
Solihull 22 miles
B'ham International Airport 26 miles
Birmingham 28 miles
(Times and distances approximate)

Accommodation

Reception Hallway • Cloakroom • Drawing Room with Study area • Dining room • Kitchen/Breakfast room • First Floor Landing • Three Bedrooms (Principle bedroom with en-suite bathroom) • Principle bathroom • Coach House incorporating Double Garaging and Bedroom Four with en-suite bathroom • South facing rear garden • Brick outbuilding

Location

Warwick town centre has a variety of shops and restaurants for which Warwick 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 and 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 property 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 rare opportunity to purchase a character property being Grade II Listed in Warwick's most desirable and picturesque location. This immaculate home benefits from a number of period features including exposed ceiling and wall timbers and is presented for sale to an exceptionally

high standard. The property has double glazing and a new gas fired central heating boiler.

The property is set amidst superb gardens being South facing to the rear, laid to lawn, patio and border with additional Brick Outbuilding.





Oak front door with canopy porch to reception hall with oak floor and exposed ceiling timbers. Oak doors to coats cupboard, cloakroom, drawing room, dining room and kitchen/breakfast room. Cloakroom with wash hand basin and toilet. The drawing room is a triple aspect room with exposed ceiling timbers, brick fire place and open access to a rear Study area overlooking the rear garden. From the rear of the drawing room is an inner hall that provides access to the coach house that has a door to the garage, and a staircase rising to bedroom 4 that has an en-suite. The coach house could be converted into a separate annex if required (subject to planning permission). The separate dining room has a fire-place and doors to the recently refitted





kitchen/breakfast room. The kitchen/ breakfast room has a range of shaker style units with granite work surfaces and a range cooker. There is a central island that complements the rest of the kitchen and has integrated Bosch appliances and a Welsh slate floor. First floor landing with storage cupboards and oak doors to all four bedrooms and the principle bathroom. Bedroom one is a dual aspect room with exposed ceiling timbers and further exposed timbers and has an en-suite bathroom with Jacuzzi bath, Italian marble tiles and exposed ceiling timbers. Bedroom two and three both have fitted wardrobes. The principle bathroom has a Jacuzzi bath, separate corner shower, Italian marble tiles and exposed wall and ceiling timbers.





Gardens and Grounds

The property is set behind a small lawned fore garden with inset borders and at the rear is a Southerly facing garden, superbly landscaped to patio areas, raised garden being laid to lawn with surrounding and inset ornamental well stocked borders, Brick Garden Store with light and power and sensor lights surrounding the property. To the front of the garage is the driveway. The garage has an electric operated door and a rear door to the garden.

Tenure

The property is Freehold.

Services

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

EER Rating

NA

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 01926 883311.

Directions

From the M40 Junction 15, take the exit signposted Warwick Town Centre proceed on the Stratford Road and onto West Street. Continue up West Street into Warwick town centre onto High Street and then Jury Street. At the traffic lights turn right onto Castle Hill and at the roundabout continue over onto the Banbury Road and at the next roundabout turn right onto Bridge End. Continue down Bridge End and Yew Tree Cottage will be located on the left.

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