



Elmcote House, 107 Bridge End, Warwick, CV34 6PD

£2,150



This charming Grade II Listed character residence is situated in one of Warwick's most desirable locations. The accommodation is arranged over three floors as follows: Entrance vestibule, reception hall, sitting room, dining room, breakfast kitchen, utility room with bathroom off, master bedroom with en-suite, three further bedrooms, family bathroom, versatile attic bedroom five and hobby room, gated ample driveway, garage and delightful mature

Bridge End is a much sought after and secluded part of Warwick where there are high quality and traditional dwellings. Warwick has good local and specialist shopping and diverse social and recreational amenities. There are excellent educational facilities, with highly regarded independent and state schools, including Kings High School, Warwick Boys School, Warwick Preparatory School and Myton School are all within walking distance.

Warwick is a popular town, particularly well located for access to other important centres including Leamington Spa, Gaydon(JLR), Coventry, Kenilworth, Stratford upon Avon, Solihull and Birmingham. There are rail services to London from Leamington Spa, Warwick Station and Warwick Parkway and an Inter-City service from Coventry. The motorway network is immediately available at Junctions 13, 14 and 15 of the M40, all within a couple of miles. Birmingham International Airport is also within easy reach.

The accommodation is comprises as follows:-

Approach

Pitched tiled canopy porch with a part leaded light entrance door leading to the:

Entrance Vestibule

Ceiling light point, tiled floor and a further glazed door leads through to the:

Reception Hall

Having arched ceilings, radiator, tiled floor, useful deep cloaks/storage cupboard which provides hanging rail space and shelving, leaded light window to the rear aspect and pine panelled doors to:

Sitting Room

4.05m x 5.33m (13'3" x 17'6") Having an inglenook fireplace with wood burner, tiled hearth and beam over, two radiators, wall lights and a window to the front elevation with secondary glazing.

Dining Room

4.38m x 3.78m (14'4" x 12'5") Having fireplace with fitted ornate cast iron decorative stove, two radiators, picture rail, ceiling beam, arched opening to a recessed alcove with book/display shelving, under stairs storage and a window to the front aspect with secondary glazing.

Kitchen

4.83m x 3.25m widening to 4.13m (15'10" x 10'8" widening to 13'7") Range of glass fronted base and eye level units, wooden worktops, enamel sink unit with mixer tap and rinse bowl. Matching island unit with oak worktop and storage beneath. Leisure dual fuel cooker with five burner hob and extractor unit over. Miele dishwasher, Smeg fridge/freezer, shelved pantry, radiator, dual sash windows overlooking the garden, window overlooking the courtyard rear garden

Courtyard

Which is laid to paving and closed by garden walling with stocked border and climbing plants.

Utility Room

2.48m x 2.22m (8'2" x 7'3") Range of base and eye level units, wooden worktops with inset single drainer sink unit and mixer tap, washing machine and tumble dryer, space for an upright fridge freezer, floor mounted gas fired boiler, secondary glazed window and door to:

Bathroom

2.54m x 2.02m (8'4" x 6'8") Having a panelled bath, pedestal wash hand basin, bidet, W.C., tiled shower cubicle with a Mira shower and a glazed shower door, radiator, downlighters and a secondary glazed window.

Side Entrance Hall

Casement door to to side aspect and garden, radiator, stairs to first floor, and pine panelled doors to the kitchen and dining room.

First Floor Landing

Exposed beams, pine panelled door revealing a wardrobe, additional built in natural wood storage cupboards and a secondary glazed window. Doors radiate off to:

Bedroom One

4.37m x 4.24m (14'4" x 13'11") Having fireplace, ceiling beams, pine panelled door revealing a storage cupboard, additional deep double door storage cupboard, secondary glazed windows to the front aspect and a pine panelled door to:

En-Suite

Tiled shower enclosure with drench shower head and separate shower attachment, pedestal wash hand basin, WC, radiator, shaver point.

Bedroom Four

2.68m x 2.30m (8'10" x 7'7") Picture rail, exposed timbers, radiator and a sash window to the front aspect.

Bedroom Three

2.98m widening to 3.64m x 2.87m (9'9" widening to 11'11" x 9'5") Picture rail, exposed timbers, double door wardrobe and dual sash windows to the front aspect.

Bedroom Two

4.73m x 4.19m into Recess (15'6" x 13'9" into Recess) Vanity unit with inset wash hand basin and storage below, two radiators, desk worktop with knee hole space with drawers to one side plus book/display shelving, single door wardrobe, secondary glazed window to the rear aspect and a sash window overlooks the gardens.

Bathroom

Period style suite comprising free standing bath with side mixer tap and telephone style shower attachment. WC with high level cistern, vanity area with wash hand basin and storage cupboard below. Downlighters, decorative tiled floor, heated towel rail, window to side aspect.

Attic Landing/Study Area

3.56m x 3.22m Max (11'8" x 10'7" Max) Radiator, exposed timbers and stone work, dormer window to the rear and doors lead to the hobby room and family room.

Bedroom Five/Family Room

3.54m x 3.25m (11'7" x 10'8") Having a part angled ceiling, exposed timbers, TV point, radiator and a dormer window to the rear aspect.



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