



15 BRIDGE END
WARWICK, WARWICKSHIRE



A SPACIOUS AND CHARMING PROPERTY IN BRIDGE END

Benefiting from well-appointed rooms, a private courtyard garden,
and a double garage with off-road parking

Accommodation & Amenities

Entrance Hall | Kitchen/Breakfast room | Conservatory x 2 | Study | Sitting room | Dining room | Utility | WC | Storeroom

5 bedrooms | 2 bathrooms

Double garage | Off road parking | Mature communal gardens

SITUATION

Bridge End is a desirable and picturesque location renowned for its properties of architectural interest and its proximity to Warwick Castle and Warwick town centre.

Warwick is the county town of Warwickshire, situated on the River Avon. The historic Warwick Castle, St Nicholas Park, Warwick Boat and Tennis club, and local shops, bars and restaurants are all within easy reach of the property.

The area is exceptionally well provided with a range of state, private and grammar schools to suit most requirements, including the renowned Warwick Prep School, Warwick School and King's High School for Girls, which are all a short walk from the property.

The property is well situated for the commuter, as there are regular trains from Warwick Station, Warwick Parkway or Leamington Spa to Birmingham and London Marylebone. The motorway network is easily accessible with the M40 (J15) approximately 2.6 miles away, giving access to Birmingham to the north and London to the south.

Golf is available at Stratford-on-Avon Golf Club, The Welcombe in Stratford-upon-Avon, Welford-on-Avon, and The Warwickshire in Leek Wootton. Horse racing can be enjoyed at Stratford-upon-Avon, Warwick and Cheltenham.

Warwick town centre 0.5 miles, Warwick train station 0.7 miles, Leamington train station 2.1 miles, Leamington Spa 2.5 miles, M40 (J15) 2.6 miles, Stratford-upon-Avon 10.7 miles, Birmingham International Airport 23.1 miles, Birmingham 35 miles (distances and time approximate)



15 BRIDGE END

A charming and characterful, semi-detached property located in a prestigious and popular location in Bridge End.

The front door opens to a welcoming entrance hall with a staircase rising to the first floor. A door on the left opens to a charming dining room with a large bay window providing delightful, northerly views to the communal lawn at the front of the property. An ornate archway separates the dining room from the sitting room, which benefits from a central fireplace and access to a bright and airy conservatory with a ceiling fan and double doors opening to the stone-paved patio. The entrance hall further provides access to a WC, a study with southerly views to the garden, and a spacious kitchen/breakfast room, complete with a range of wooden wall and base-mounted units, integrated fridge/freezer, Miele dishwasher, Rangemaster cooker, sink unit with drainer, useful serving hatch and access to a utility room. An archway leads to the breakfast room, offering space for a dining table, a range of units, a built-in freezer and a door to another conservatory. The conservatory provides access to the delightful courtyard garden and the integrated double garage.

Stairs from the hall rise to the first-floor landing, which provides access to an impressive Principal bedroom, benefiting from southerly views to the rear, courtyard garden, an array of fitted wardrobes and a spacious en suite bathroom, complete with a Jacuzzi bath, bidet, WC and wash hand basin. Three further, generous bedrooms complete the first-floor accommodation, all of which are served by a spacious family shower room with delightful, northerly views to the front of the property through a large window.

Stairs continue to rise to the second floor, which provides access to a wonderful bedroom complete with two Velux windows and a large store cupboard that offers scope to be converted to a bathroom, subject to obtaining the necessary planning consent.





OUTSIDE

The property forms part of a small collection of properties in Bridge End and benefits from a double garage, ample off-road parking and mature communal gardens to the front with views towards Warwick Castle.

The pretty, south-facing courtyard garden offers complete privacy and seclusion, with shrub and herbaceous borders providing colour and interest throughout the year. A stone-paved patio, accessed from both conservatories, provides a wonderful space for outdoor entertaining and dining.





Approximate Gross Internal Area
258.0 sq m / 2777 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

PROPERTY INFORMATION

Services

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

Local Authority

Warwick District Council. Council Tax Band: G

Fixtures and fittings

All those mentioned in the particulars are included in the sale; all others are excluded. However, certain items, such as the curtains and blinds, may be available by separate negotiation.

EPC

Rating D

What3words

///paused.arts.modern

Terms

Tenure: Leasehold. 999-year lease from 1974. The Leaseholder owns a share of the Freehold.

Viewing

By prior appointment only with the agents.

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Date: 06 March 2026
Our reference: STR012230500

15 Bridge End, Warwick, CV34 6PB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £825,000

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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