



Little Brome, 33 Bridge End, Warwick





A beautiful Grade II listed family home.

Warwick town centre 0.6 miles, Warwick train station 0.8 mile, Leamington train station 2 miles, Leamington Spa 2.5 miles, M40 (J15) 2.6 miles, Stratford upon Avon 11 miles, Birmingham International Airport 25 miles, Birmingham 35 miles(distances and time approximate)

There are regular trains from Warwick Station, Warwick Parkway or Leamington Spa to Birmingham and London Marylebone for the commuter. 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.



Tenure: Freehold

Local authority: Warwick District Council

Council tax band: G

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, tennis club, and local shops 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

Little Brome is a beautifully appointed 16th century, mid terraced family home, which the current owners have lovingly restored to an exceptionally high standard.

Located in a prestigious and popular location, an approximate 11 minute walk from the train station, the property has tremendous character and a south-facing walled garden. Special care has been taken whilst updating the house and significant works completed over the last few years have been done to an excellent standard. Most recently in 2021, a fabulous new kitchen extension, and outdoor terrace enhancement, was completed to provide family living and entertaining space.





The same new oak flooring continues into the dining room and newly installed "minimal lines" double sliding doors which also open on to the terrace. A newly fitted utility room is located off the dining room. Hidden lighting on the terrace provides ambience for evening entertaining.

On the first floor, the beautifully appointed principal bedroom has space for a seating area by the impressive Tudor fireplace. A local master carpenter has installed and fitted wardrobes and cupboards. The en suite shower room has a Matki shower cubicle and Villeroy and Bosch fittings. The second double bedroom is on this floor, including a study area and another original Tudor fireplace.

The steps and small garden to the property frontage leads to the oak front door which opens into an entrance hallway, the current owners use this as a sitting room. It is tastefully dressed and has attractive features, including exposed beam, American maple block flooring and a Tudor fireplace with a Edinolva wood burning stove. An inner hallway continues past the cloakroom and useful storage cupboard to the back of the house.

The impressive newly extended kitchen features a Siematic Kitchen with Dekton book matched work surfaces and island. There is Terzetto stone flooring with underfloor heating in the kitchen. To complete the modern kitchen there is a Quooker boiling tap, and Siemens appliances. The large windows, Velux rooflights and double sliding doors provide a wonderful light open plan living space.

The elegant drawing room is exceptional and overlooks the front of the property with exposed beams, new oak flooring and a large Tudor open fireplace.







There are various entertaining areas in the garden making the most of the lovely trees and surroundings. The new garden retaining walls have been rebuilt in handmade grey bricks and the additional new boundary fencing was also installed in 2021 providing good privacy. The flower beds are well stocked and lined by box hedging and there is a small lawned area and a newly built decked area tucked in the rear corner of the garden. Two brick built stores provide useful storage and are nestled out of sight.

There is a garage located in Archery Fields around the corner from the property. Parking is on the road outside the property with no restrictions and an electric car charging point has been fitted outside the front of the property. The front of the house has just been completely redecorated.

Also on the first floor is a family bathroom, refitted with Villeroy and Bosch fittings. All bathroom tiles throughout have been supplied by Original Style.

On the second floor, there are two bedrooms including a single bedroom with a fitted bespoke bed built from church renovation wood. Considerable care has been taken to cleverly maximise the space on offer in the single room. A further double bedroom has an en suite with WC and basin and the generous landing features a raised bathroom area with a free-standing roll-top bath and free-standing taps. The landing includes further built-in storage wardrobes.

Gardens and Grounds

The south-facing garden is private and has been professionally landscaped with a large terraced area ideal for entertaining and al fresco dining. Terzetto stone path and paving lead up to a further terrace with an outdoor cast iron roll-top bath plumbed with hot and cold water. There is a further terrace/barbeque area with a pergola at the bottom of the garden.







Services

Mains electricity, gas, water and drainage are connected to the property. There is gas fired central heating. The present owners have fitted a Worcester Combi gas boiler and overhauled the system with new radiators throughout the house.

Directions (CV34 6PB)

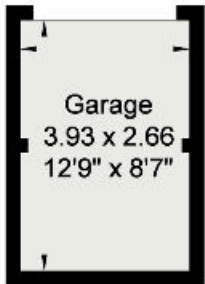
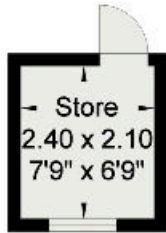
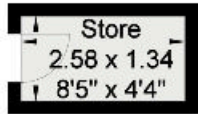
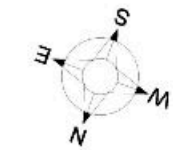
From M40 (J15) take the exit signposted A429 towards Warwick town centre. Continue through the town centre, at the traffic lights turn right. Continue down Castle Hill, over the roundabout and cross the river bridge. At the next roundabout, turn right into Bridge End and follow the road around to the left. Little Brome can be found on the left-hand side.



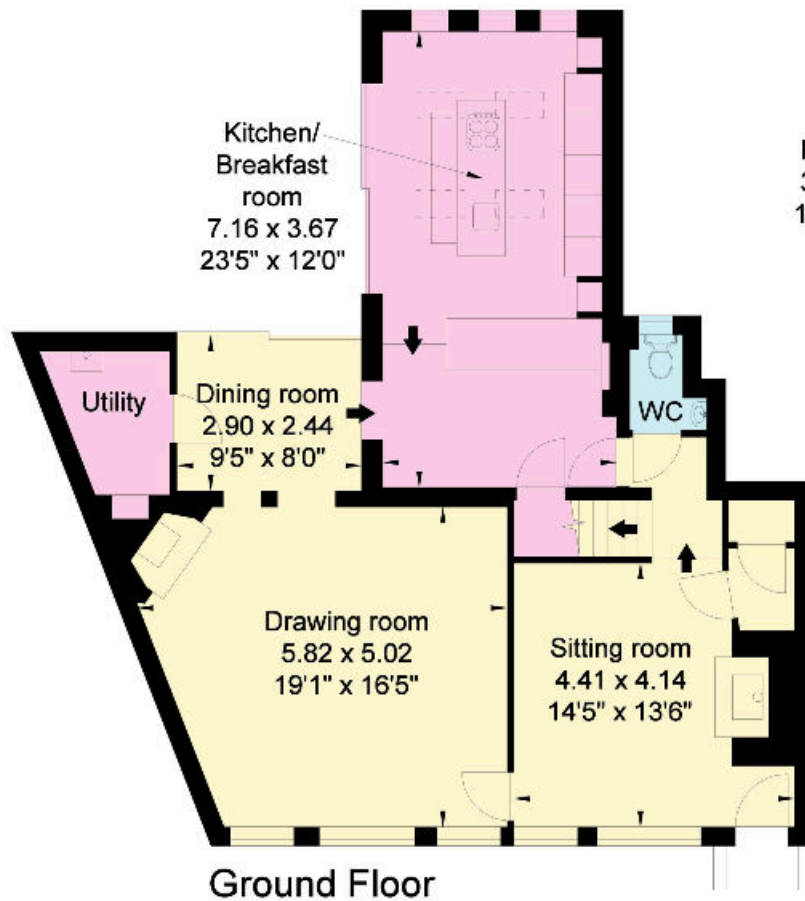




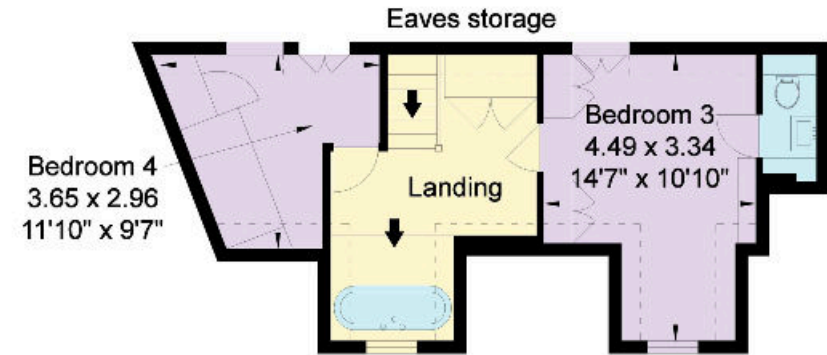
Professionally landscaped garden with a large terrace area which is ideal for entertaining.



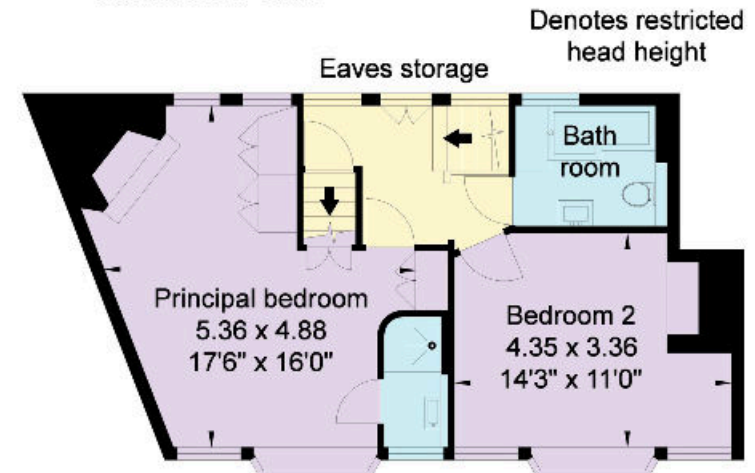
Outbuildings



Ground Floor



Second Floor



Denotes restricted head height

First Floor

Approximate Gross Internal Floor Area
196 sq m / 2,111 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Stratford-upon-Avon
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I would be delighted to tell you more
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Date: 27 January 2025
Our reference: STR190101

Little Brome, 33 Bridge End, Warwick, CV34 6PB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,150,000**.

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Yours faithfully



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