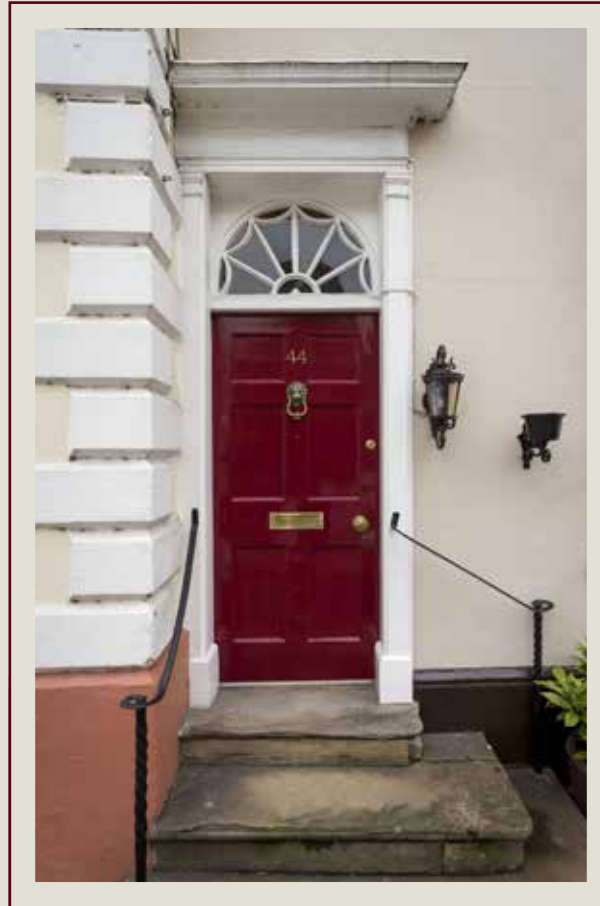


# 44 HIGH STREET

WARWICK



savills





# 44 HIGH STREET

WARWICK, WARWICKSHIRE

## Approximate distances

Warwick town centre 100 yards, Warwick Castle 500 yards  
Warwick Parkway station 3 miles (trains to London Marylebone from 69 minutes)  
Leamington Spa 2.5 miles, M40 (J15) 2 miles, Stratford-upon-Avon 9 miles  
Birmingham 22 miles, Birmingham International Airport 24 miles

## Spacious and versatile living in a really convenient location

Entrance hall, drawing room, dining room, sitting room,  
kitchen/breakfast room

Studio annexe with kitchenette/utility and bathroom, cloakroom, cellar

Principal bedroom suite comprising bedroom one, dressing room and bathroom

Guest bedroom suite comprising bedroom two and en suite bathroom

Three further bedrooms, shower room

One-bedroom self-contained apartment comprising kitchen and bathroom

Bedroom and sitting room/home office

Landscaped walled gardens • Roof terrace

Integral double tandem garage, private off street parking



SAVILLS BANBURY

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## SITUATION

- With a history dating back to as early as the 6th century, Warwick is a charming and yet vibrant Warwickshire town nestled between the equally historic towns of Stratford-upon-Avon and Leamington Spa.
- Amenities in the town are vast with a range of supermarkets, boutiques, hairdressers, post office, restaurants, cafes to name but a few.
- More extensive amenities can be found in Leamington Spa and Coventry, or further afield in Oxford and Birmingham.
- Communication links are excellent with access to the M40 (J15) giving access to the north for Birmingham and the south for Oxford/London, or the A46 to Stratford-upon-Avon and Coventry.
- Mainline train services from Warwick to London Marylebone (from 69 minutes) and Birmingham (from 30 minutes).
- Preparatory schools in the area include The Croft (Stratford upon Avon), Arnold Lodge (Leamington Spa), St Johns Priory (Banbury), Warwick Preparatory School. Secondary schools include Warwick (boys), Kingsley (girls), Princethorpe (co-ed), Kings High (girls) Bloxham and Tudor Hall (Banbury).
- Leisure and cultural facilities include golf at Leek Wootton, Leamington Spa, Kenilworth and Brailes, horse racing at Warwick and Stratford-upon-Avon, motor racing at Silverstone, theatres at Stratford-upon-Avon, Birmingham and Oxford.

## DESCRIPTION

- 44 High Street, historically referred to as Forth House, is a well presented terraced town house of Georgian origins with later additions.
- Grade II listed, of brick and painted brick construction under a half-hipped clay tile roof.
- Wealth of period features including fireplaces, sash windows, two and six panel internal doors, picture rails, simple coricing and elegant principal staircase.
- Generous ceiling heights and a considerable amount of natural light all go to creating a real sense of space.
- Well-proportioned reception rooms plus a high quality kitchen and breakfast room.
- The overall layout offers spacious and versatile accommodation with a useful ground floor studio annexe, ideal for guests or dependant relatives.
- More interestingly there is a 1st floor one-bedroom apartment with internal stairs returning to the Breakfast room that would allow for income stream, additional accommodation to the main house, or working from home.
- Landscaped walled gardens, roof terrace and paved entertaining areas.
- Ideal for professionals or families looking for the town life.

## ACCOMMODATION

Please see floor plans below.







## SERVICES

Mains water, gas, electricity and drainage connected to the property. Two gas fired boilers. BT connected.

## DIRECTIONS (CV34 4AX)

From the M40 J15, take the A429 towards Warwick. Continue into the town, along West Street and then into High Street. Shortly after the road narrows, Forth House can be found on the left hand side, identifiable by a red door opposite the Warwick Unitarian Chapel. The private parking is located off Brook Street to the right of the bus station and Marks & Spencer, and the garage entrance is located on the left hand side.

**TENURE:** Freehold

## LOCAL AUTHORITY

Warwick District Council - Tel: 01926 410410

**COUNCIL TAX BAND:** G

## FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings i.e. carpets, curtains and light fittings, are expressly excluded. Certain such items may be available by separate negotiation.

## /// WHAT3WORDS

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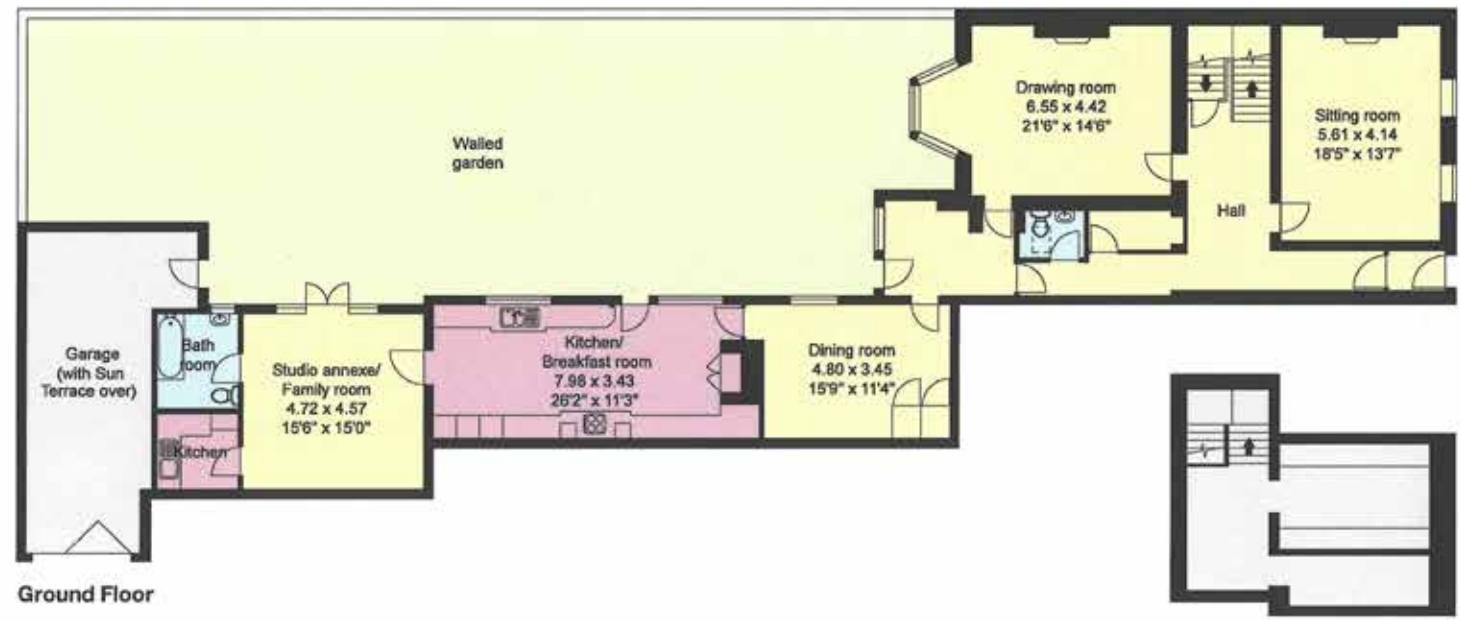
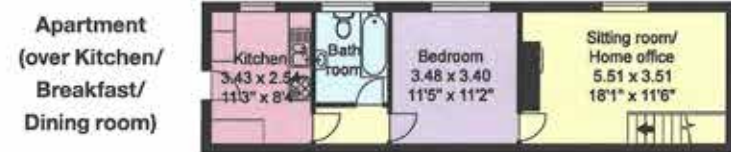
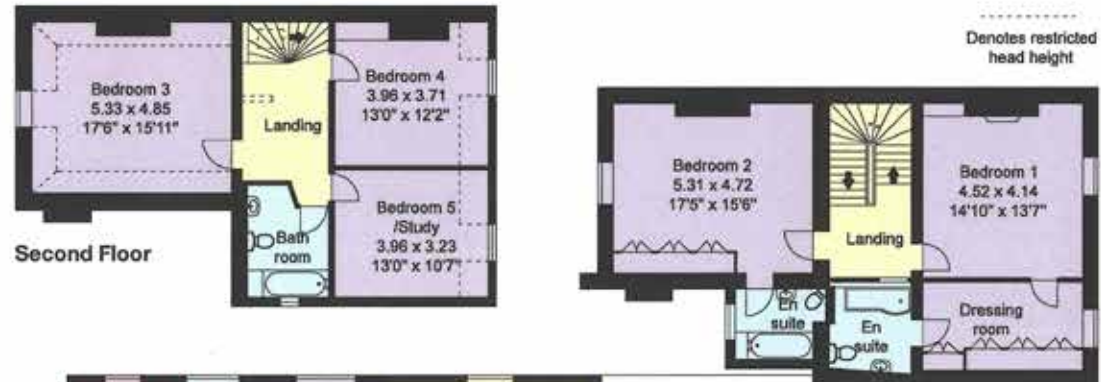
what3words gives every 3m x 3m square in the world a unique 3 word address. This one describes the precise location for the front door of the property.

## VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.

44 WARWICK ROAD

Approximate Gross Internal Area:  
418 sq.m. / 4,502 sq.ft.



**IMPORTANT NOTICE:**

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Photographs taken: June 2018. Details prepared: July 2019. 19/07/25 HS Kingfisher Print and Design Ltd. 01803 867087.



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