



## TUDOR HOUSE 12 THE COURTYARD BRIDGE END WARWICK

A quite superb, spacious, luxury town house having a wealth of exposed beams and oak timber framing

\* Far Reaching Views across to Warwick Castle and the Castle Park and the River Avon \* Prime Location in Warwick \* Reception Hall \* Guest Cloakroom \* L Shaped Drawing Room \* Dining Room \* Fitted Kitchen \* Three Bedrooms with En Suite Bath/Shower Rooms \* Double Garage with Studio above providing Sitting Room/Kitchenette, Bedroom and En Suite Shower Room \* Easily Maintained Private Chinese Garden \* In an Award Winning Courtyard Location with communal landscaped gardens

GUIDE PRICE £825,000 LEASEHOLD

[enquiries@johnshepherd.com](mailto:enquiries@johnshepherd.com)

**Viewing - Stratford-Upon-Avon - 01789 292659**

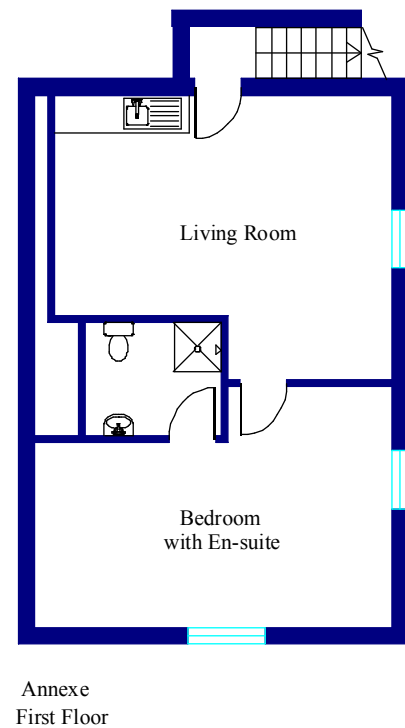
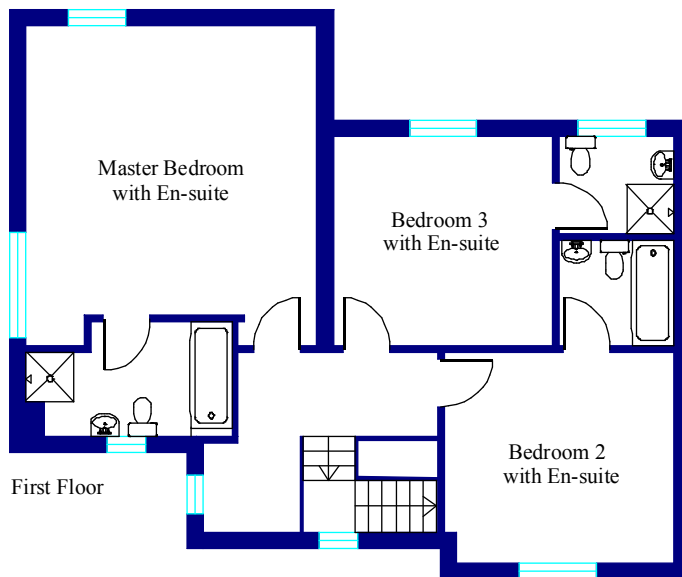
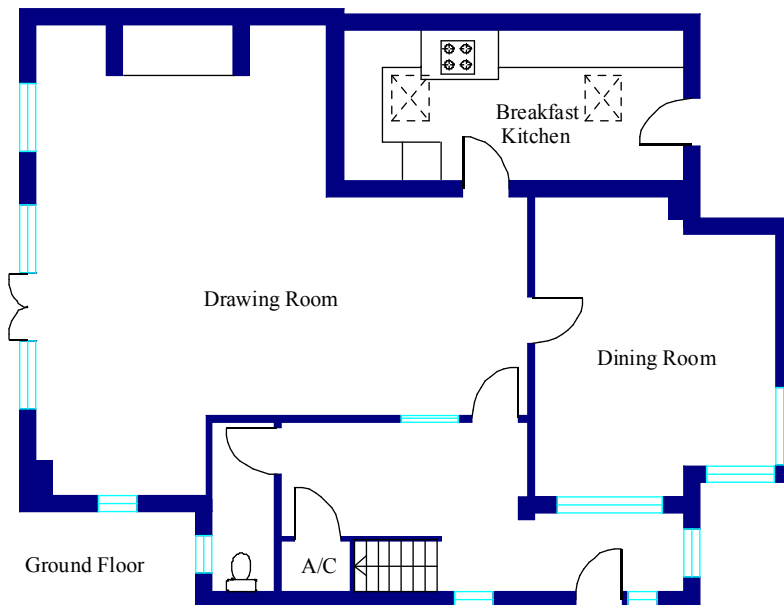
11 Union Street, Stratford-upon-Avon, Warwickshire CV37 6QT

## FLOOR LAYOUT PLAN

Floor plans are for illustration purposes and are not to scale.

Plan Your Move Ltd.

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THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY

It is not to scale and is intended to show the approximate relationship of one room to another, with an indication of the main fixtures and fittings.

Bridge End is a delightful and much sought after and secluded part of town 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, the Kings High School, Warwick Boys School and Warwick Preparatory close by.



Warwick is a popular town, particularly well located for access to other important centres, there being rail services to London from Royal Leamington Spa, Warwick centre and Warwick Parkway and an Inter-City service from Coventry. The motorway network is immediately available at Junctions 13 and 14 and 15 of the M40, all within a couple of miles.

The property is located in Bridge End, part of the Conservation Area and is predominantly timber framed with attractive elevations. It is constructed in mellow brick with corbelled detail to the eaves and a pitched and tiled roof. The first floor annexe is immediately adjoining with access from the side and rear garden. The studio is located above the garages.

The interior fittings are of excellent quality and there is traditional oak timber framing and exposed oak timbers and beams. All the doors throughout the property are traditional style with ledging and bracing with black thumb latch furniture.

The accommodation is more particularly described as follows:-

### **ON THE GROUND FLOOR**

Access from the Yorkstone flagged courtyard.

A stout oak door with single bullseye window and black furniture leads to:-

#### **RECEPTION LOBBY**

with side window, exposed oak ceiling beams, wall light point and leading through to:-

#### **CENTRAL RECEPTION HALLWAY**

with balustraded staircase rising with half landing and with vaulted ceiling over. Storage cupboard understairs, radiator, wall upright, central heating thermostat.



#### **CLOAKROOM**

with window, white suite comprising low level WC., wash basin with chrome taps, exposed ceiling beams, halogen ceiling lighting.

From the Hallway, a Regency style glazed door gives access to:-

**L SHAPED DRAWING ROOM**

7.62m(25'0") x 7.24m(23'9") max. overall

having oak ceiling timbers and stout oak main ceiling beam. Feature full height brick fireplace with stout oak beam over, brick detail and brick corbelling, flagstone heath. Three radiators, three wall uprights. Window to courtyard, double window to garden and full width screen comprising double opening glass french doors and side screens with transom windows leading on to the flagged terrace.



**WELL PROPORTIONED DINING RM**

4.57m(15'0") x 3.68m(12'1")

with corner window overlooking the courtyard. Glass screen to Reception Lobby. Two wall lights, oak ceiling beams and upright oak framing, radiator, ledged and braced door with diamond glazed pane.



From the Drawing Room, a Regency style fully glazed door leads into the:-

**KITCHEN**

5.38m(17'8") x 2.51m(8'3")

with Yorkstone floor, light base cupboards and work surfaces and work surfaces, matching range of wall cupboards, Granite surface to lower level with four ring gas hob. Built in Neff electric oven, integrated fridge/freezer and dishwasher, washing machine, cupboard housing Potterton Prima gas fired central heating boiler, inset 1½ bowl stainless steel sink unit. Halogen spotlights to ceiling, two Velux ceiling lights, radiator.

Door with single bullseye pane and black furniture to a side passage providing direct pedestrian access to Bridge End.

A balustraded staircase leads up a HALF LANDING with three quarter height window overlooking the landscaped gardens. Distant views across to Warwick Castle Park with mature oak trees.

**ON THE FIRST FLOOR****LANDING**

with vaulted ceiling, exposed oak timber framing and ceiling timbers. Radiator, wall upright.



**PRINCIPAL BEDROOM***4.52m(14'10") x 4.37m(14'4")*

with window overlooking Bridge End and views across to the Castle. High vaulted ceiling with stout oak beam and timbers and timber framing. Three wall light points, halogen spotlights on dimmer switch lighting control, telephone point.

**EN SUITE BATHROOM**

with white suite comprising panelled bath, tiled and enclosed shower cubicle, low level WC and shaped pedestal wash basin. Tiling around bath, radiator, exposed wall timbers, ceiling downlights, shaver point and extractor fan.

**BEDROOM NO. 2***3.58m(11'9") x 3.23m(10'7")*

with radiator, vaulted ceiling with exposed ceiling beams and timbers and timber framing to walls. Spotlight point, wall uplight and window.

**EN SUITE SHOWER ROOM**

with tiled shower cubicle, white suite comprising pedestal wash basin, low level WC., window with obscured glazing, timber framing to walls, radiator, shaver point and extractor fan.

**BEDROOM NO. 3***3.38m(11'1") x 3.28m(10'9")*

with radiator, vaulted ceiling, exposed beams and timbers, window to courtyard and two wall light points.

**EN SUITE BATHROOM**

with white suite comprising panelled bath and tiling, glass shower door, pedestal wash basin and low level WC. Radiator, timber framing, ceiling downlights, shaver point and extractor fan.

**THE STUDIO**

Ideal for an extended family or as an occasional Guest Suite. At first floor level with views over garden and parkland.

with access from the side garden with white gate from the courtyard and with external steps with handrail leading up to door into:-

**SITTING ROOM/KITCHENETTE***4.34m(14'3") x 5.18m(17'0")*

with vaulted ceiling, door and window. Oak beams, timber framing, kitchen unit with base cupboards and drawers and inset stainless steel sink unit, tiled splashback to wall. Range of individual lights, night storage heater. Door through to:-



**BEDROOM**

5.51m(18'1") x 3.66m(12'0")

with dormer window overlooking the courtyard, window overlooking gardens to the rear and with distant views across Warwick Castle Park. Vaulted ceiling, halogen lights, night storage heater and door into:-

**EN SUITE SHOWER ROOM**

with tiled shower cubicle, white suite comprising pedestal wash basin and low level WC. Halogen lighting strip, shaver point and extractor fan.

**OUTSIDE****GARAGE BLOCK**

with two garages having electronically operated timber doors. Power and light. There are additional parking areas to the front of the garages.

**GARDENS**

A delightfully hard landscaped "Chinese Garden" with stepping stones and shrubs. Brick and stone garden wall with terrace and with views to Warwick Castle with backdrop of mature trees. Garden shed. Outside cold water tap and electric points. Small pond and fountain. Access to Studio. Door to Bridge End where there is on street parking.



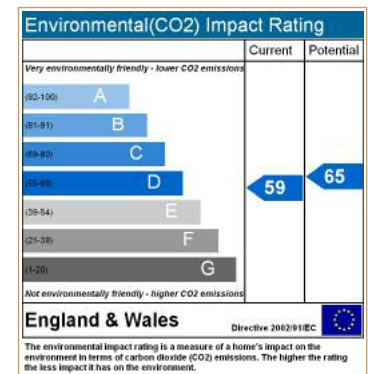
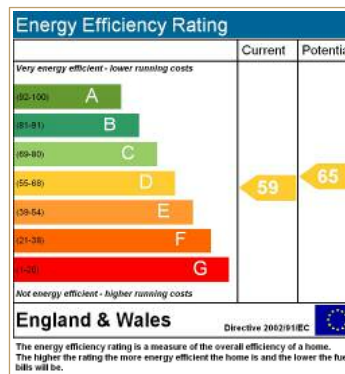
## COMMUNAL GARDENS

The properties in The Courtyard have access to communal landscaped gardens, thought to be designed by Capability Brown which overlook Parkland and the River Avon.



## GENERAL INFORMATION

### ENERGY PERFORMANCE GRAPHS



Home Information Pack: To view or access a copy of the Home Information Pack for this property, please contact the Stratford upon Avon office on (01789) 292659.

Subjective comments in these particulars imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements and mileages quoted in these sales particulars are approximate.

Money Laundering: We have in place procedures and controls which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the Serious Organised Crime Agency.

Tenure: The property is understood to be leasehold for a term of 999 years expiring on 28th January 2997. The rent is a peppercorn plus a yearly service charge relating to the upkeep of grounds, maintenance and insurance, which is currently £1,700 approximately. Vacant possession will be given upon completion.

Fixtures and Fittings: All items in the nature of fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded.

Services: All mains services are understood to be connected to the property. A telephone line is connected subject to the usual transfer regulations.

Council Tax: We understand the property has been placed in Band H for council tax purposes (Warwick District Council).

Postal Address: We understand the correct postal address of the property is 12 The Courtyard, Bridge End, Warwick, CV34 6PD

**Land:** It is suggested that prior to exchange of contracts, prospective purchasers walk the land and boundaries in order to satisfy themselves as to the exact area of land they are purchasing and also to check all fixtures and fittings either included or excluded in the sale.

**Approach:** From Warwick town centre, proceed along Jury Street turning right at the traffic lights at Eastgate. Continue over the river and at the roundabout turn right immediately into Bridge End. The Courtyard is to be found just after the first left hand bend after 200 yards. Turn right through an archway, turning immediately to the right and Tudor House is at the far end of the Courtyard.

**Viewing:** Strictly by prior appointment through the agents John Shepherd & Vaughan on (01789) 292659.

To complete our quality service, we are pleased to offer the following:

**Free Valuation:** We would be pleased to carry out a free valuation and market appraisal of your property entirely without obligation. Please contact us to make the appropriate appointment.

**John Shepherd Conveyancing:** Very competitive fixed price rates agreed with our panel of local, experienced and well respected solicitors. Please contact this office for further details or email [enquiries@johnshepherdconveyancing.com](mailto:enquiries@johnshepherdconveyancing.com)

**Residential Lettings and Management:** If you are interested in letting out your property or are considering renting a property, please contact John Shepherd Lettings Limited on 01564 771776 or email [enquiries@johnshepherdlettings.com](mailto:enquiries@johnshepherdlettings.com).

**Overseas Homes:** We provide good quality, high specification and competitively priced homes in Spain, together with a comprehensive range of services including financial and legal advice. For further details, please contact Peter Vaughan on (01789) 292659.

**Professional Survey Department:** If this property should not meet your requirements and you decide to purchase a property not marketed by ourselves, we would be delighted to offer our professional services to you should you require an independent survey on the property you intend to purchase. We offer a full range of professional surveys including the RICS Home Buyers' Survey & Valuation Reports, full Building Surveys which will give you, the purchaser, peace of mind knowing that your dream home has been professionally surveyed and will not turn into a nightmare. For professional survey and valuation advice therefore, please do not hesitate to contact us on 01564 786626.

**John Shepherd Financial Services:** We are able to offer independent mortgage advice. Tel: 01564 786611 or email [enquiries@johnshepherdfs.com](mailto:enquiries@johnshepherdfs.com).

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