



Emscote Road, Warwick

Winkworth

for every step...





## About the Property

Emscote Road is an handsome and imposing, five bedroom, semi detached Victorian townhouse set a short walk (0.6 miles) from the historic centre of Warwick. With accommodation extending to approximately 2400 sq ft, this beautiful house, which would benefit from modernising, offers buyers the unique and rare opportunity to put their own stamp on one of Warwick's most sought after addresses.

### Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available  
(Checked on Ofcom Oct 24)

Mobile Coverage: Limited/Likely Coverage  
(Checked on Ofcom Oct 24)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold



## The Finer Details

Upon entering the property, you are greeted by a spacious hallway adorned with the original wooden flooring which dates back to 1840 and the impressive central stairway with its original bannisters. The ground floor begins with the generous formal drawing room with its original bay windows that flood the room with natural light and overlook the pretty front garden. The fireplace provides a cosiness and warmth, perfect for winters evenings.

Continuing along the hall, the dining room has a air of grandeur with double height ceilings and a large bay window with views across the mature rear garden and their original window shutters. There is a galley kitchen to the rear of the ground floor complete with gas hobs and integrated double ovens, as well as a foyer with access to the garden and a ground floor cloakroom/WC.

Moving up through the house, a continuous generosity of space has been created by the wide staircase and landing, which leads onto two further double bedrooms, complete with plentiful storage and a family bathroom to the front of the first floor. The master bedroom enjoys a frontal aspect with near floor to ceiling windows, double height ceilings and built in cupboards. There is space for those looking to modernise to add an en-suite shower room. The second floor has an additional two double bedrooms and views over Warwick's Victorian rooftops. There is an additional family bathroom and storage throughout the eaves.

The basement spans the length and breadth of the house, and although not tanked, offers tall ceilings and the opportunity for the buyers to utilise the abundance of space to create additional entertaining and living space. There is a traditional well, that would have serviced the house, along with the sink and pump all of which date to 1840 and highlight the house's rich history.

Alongside the ground floor foyer the walled, rear garden can be reached from the basement, and it truly needs to be seen to be believed. The garden's raised beds, vegetable patches and paved terraces stretch back over 100 feet, while the fountain in the pond provides a feeling of tranquillity. At the end of the garden, there are both a small potting shed and greenhouse, as well as the covered car-port which provides secure off street parking for two vehicles as well as additional outdoor storage.

The current owner has installed solar panels on the roof of the car port with excess units being sold back to the grid at a variable rate between 60p and 70p per unit.













## About the Area

Emscote Road boasts easy access to Warwick's historical landmarks, shops and restaurants. Just a short distance away, you can explore the stunning Warwick Castle (0.8 miles), a must-visit for history enthusiasts. St. Nicholas' Park has a popular sports centre, with a climbing wall and gym, and is only 0.5 miles from Emscote Road.

Emscote Infant School (0.4 miles) and Coten End Pre School (0.2 miles) are both within a short walking distance, offering excellent primary education. For secondary education, Warwick School (0.7 miles), Kings High School (1 mile) and Myton School (0.7 miles) are nearby, providing a range of academic and extracurricular opportunities.

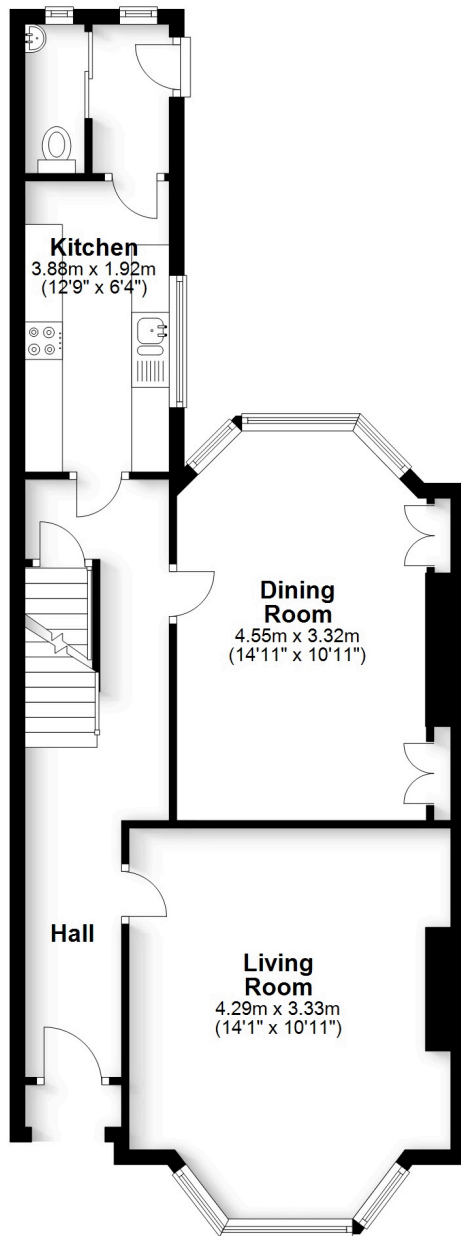
Emscote Road benefits from tremendous transport links with both Warwick Train Station (0.5 miles) and Leamington Spa Station (2.1 miles) just a few minutes away, offering regular, direct services to Birmingham (30 minutes) and London Marylebone (1 hour 30 minutes). For those commuting by road, the A46 and M40 motorways are easily accessible via multiple junctions.





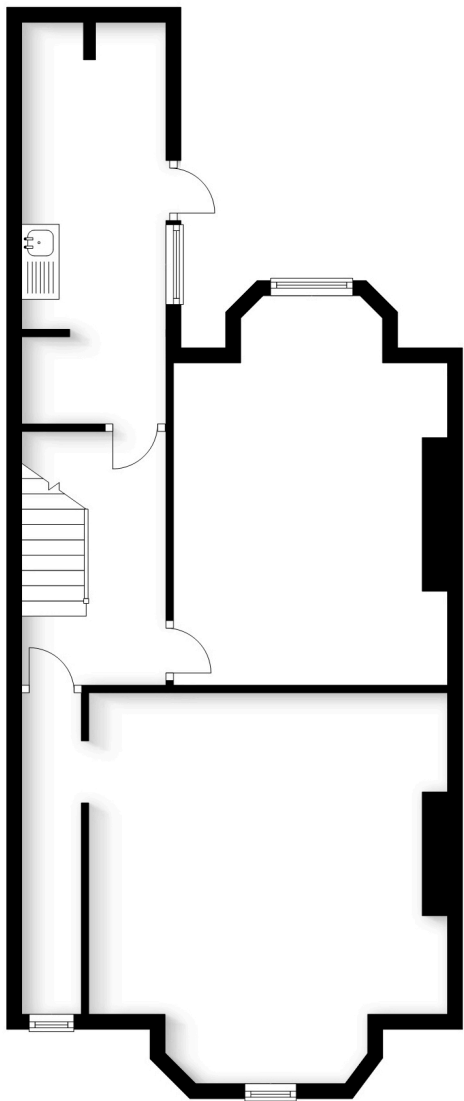
### Ground Floor

Approx. 65.4 sq. metres (703.7 sq. feet)



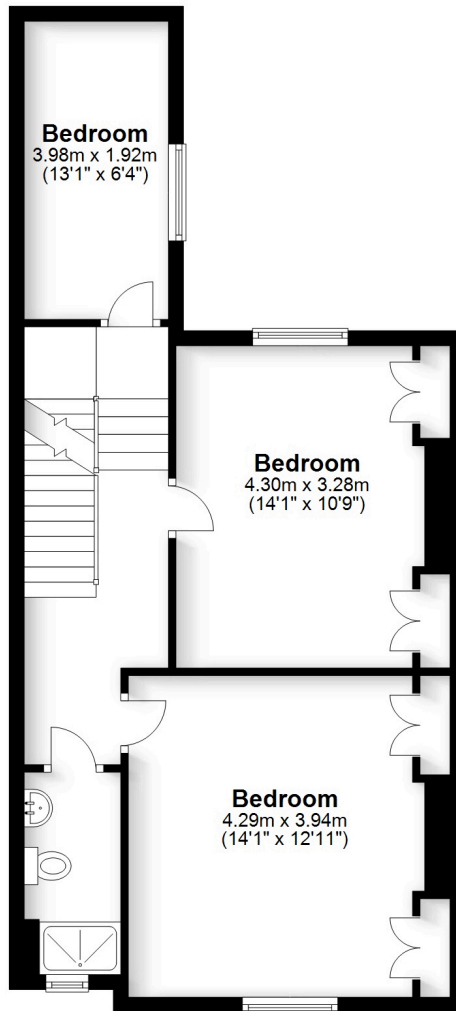
### Basement

Approx. 62.0 sq. metres (667.7 sq. feet)



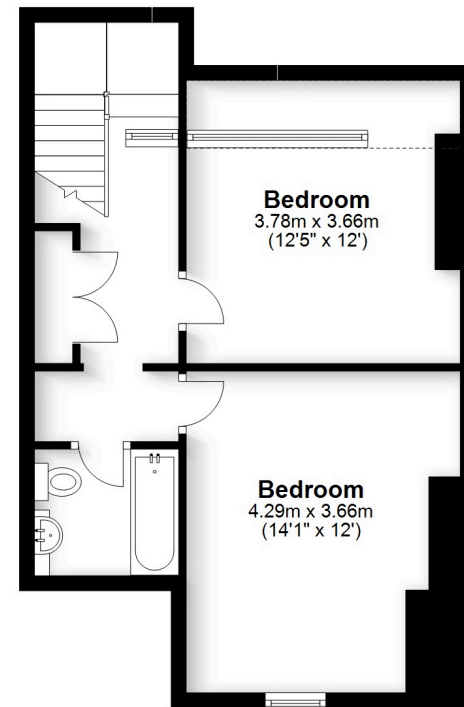
### First Floor

Approx. 57.2 sq. metres (616.1 sq. feet)



### Second Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 229.3 sq. metres (2468.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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