



**14, Northgate Street**

Warwick

theAgents  
property consultants

**This superb Georgian property is located within the heart of Warwick. A stylish and spacious layout perfect for those seeking a gorgeous home.**

**14, NORTHGATE STREET  
WARWICK**

## Summary

Elegant Period home in a prime location - welcome to 14, Northgate Street. A beautifully presented character home offering the perfect blend of timeless elegance and modern comfort.

## Ground Floor

Stepping inside you are greeted by spacious interiors filled with natural light, Vaulted ceilings, original features and tasteful finishes. To the front of the property, a spacious living room benefits from a large bay window. Traditional touches such as the fireplace and covings add warmth and character, making it the perfect spot to relax. Through the wide hallway, you are welcomed into the open-plan kitchen/diner with French doors leading out to the patio space. The kitchen is fitted with high-end appliances and bespoke cabinetry providing ample storage. The cellar has been tanked and dry lined for every day use as a store room for the current vendor-providing a very useful space.

## First Floor

A generous landing leads to the Principal Bedroom, Bedroom Two and a well positioned office overlooking The Shire Hall via a sash window. The Principal Bedroom located at the rear of the property, boasts two large windows overlooking the garden, a dressing room and bespoke en-suite with separate shower and bath. The home office fitted with storage cupboards which could be used as a bedroom or a dressing room if required. Finishing this floor, you have Bedroom Two, a comfortable double, with ample space for storage/wardrobing and a bespoke en-suite shower room.

## Second Floor

Offering superb additional living space, flooded with natural light. To your left you have Bedroom Three, again, a sizeable double with wardrobing space. Adjacent, you have Bedroom Four, the smallest of the bedrooms, yet still offers notable accommodation with fitted wardrobes. These both share the family bathroom. The final room has been altered by the current vendor into a large entertainment room with storage, a sink and mini fridge making it a great space for hosting. The second floor could become an annexe for a prospective purchaser with a bedroom, office, family bathroom

and living space all available here. However, this could also return to its former purpose as Bedroom Five-the options are endless.

## External

Beautifully manicured gardens perfect for garden enthusiasts accompanied with suitable patio space, ideal for entertaining. The property has two designated parking spaces, an electric car charger, bin store and upon application, you can acquire parking and visitor permits for Northgate Street.

## Location

Situated with unparalleled convenience. You will find a range of amenities, including a range of independent shops, restaurants, schools and parks just a stone's throw away. The property also benefits from excellent transport links making it easy to explore the surrounding areas. Warwick station is a 7 minute walk and has direct links to London.

## Services to the Property

All mains services are connected to the property.

## Local Authority and Tenure

Warwick District Council and Freehold.

## EPC Rating

Grade II Listed - EPC exempt.

## Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

## Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









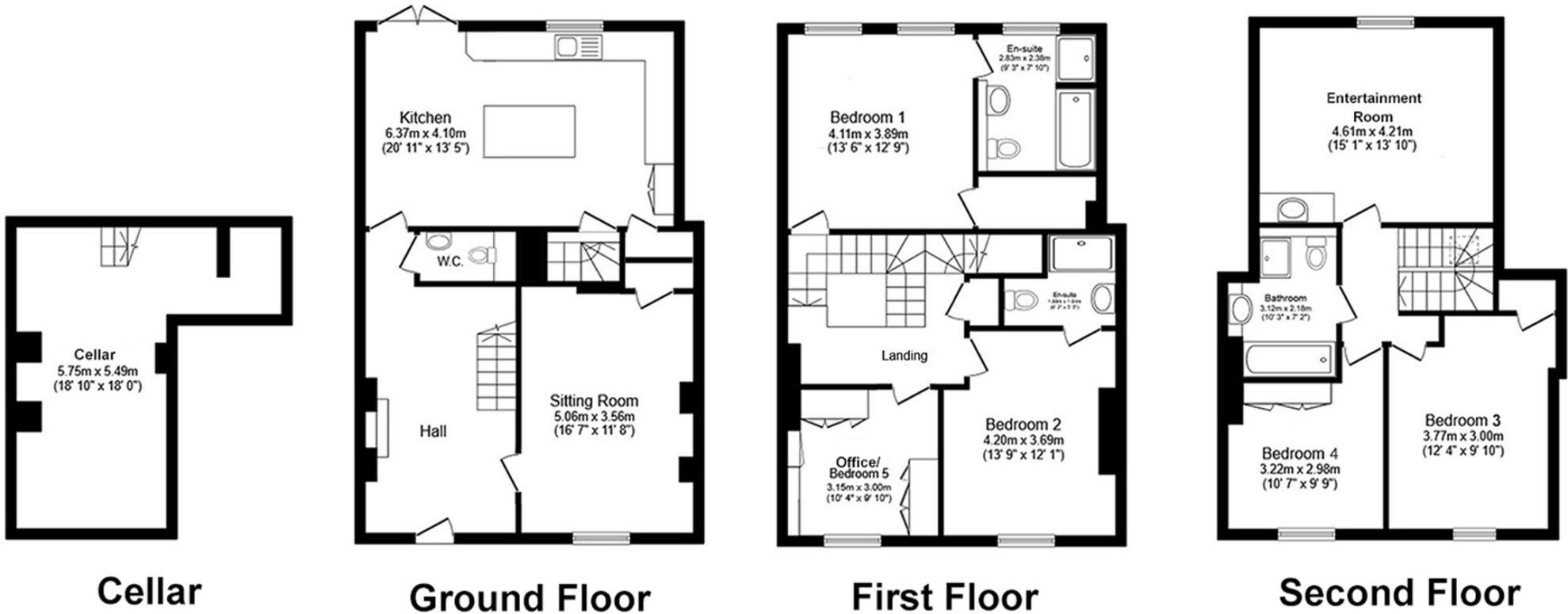








**14 Northgate Street, Warwick,  
Warwickshire**  
**Approximate Gross Internal Area**  
**Main House: 218.5 M Sq/ 2,352 Sq Ft**



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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