



South View Weddington Lane,
Caldecote,
Warwickshire, CV10 0TS





£1,600,000

GENERAL

South View is an exceptional country residence set in gated grounds extending to over 2 acres. The present owners have dramatically remodelled and improved the property with incredible attention to detail and sparing no expense, creating a stylish and luxurious family home with approximately 5280 square feet of living space. There is a swimming pool complex together with a triple garage and workshop. To the side of the property there is a large extension, which is currently under construction, and has been planned as a further triple garage and large gym but there is scope for the new purchaser to re-imagine how the development is completed and the space is used.

The gated grounds are really quite exceptional with the main residence being set well back from the road and approached down a 500 foot drive with lawns to either side interspersed with specimen trees,

The quality of the build and finishes throughout the property are quite exceptional. There is a sophisticated Le Grand house automation system controlling lighting, sound and heating. In the principal living spaces on the ground floor there is underfloor heating creating a comfortable living environment and giving complete flexibility as to how the space is organised - (kitchen, sitting room and snug). There is a high end German kitchen by 'Hacker' and luxurious bath and shower rooms fitted with quality sanitary ware with brands including "Villeroy and Boch" "Gerberit" and "Porcelnosa".

The accommodation briefly includes on the ground floor, a sitting room, snug/home office, living kitchen, master bedroom with lavish en suite and guest bedroom with en suite. On the first floor there are two large bedrooms both of which have en suites.

LOCATION

South View is located in Caldecote widely considered to be on of the most desirable places to live in the Nuneaton area. Even though the property is in a very private and rural setting the A5 is only minutes away, giving access to Leicester, Birmingham and London. There is a mainline railway station at Nuneaton with fast trains to London Euston and Birmingham. There are some excellent private schools in the area including the Dixie Grammar in Market Bosworth and Twycross House.



THE PROPERTY

The accommodation is arranged over two floors as follows. Front door opening into reception hall.

RECEPTION HALL

An impressive introduction to the property with contemporary staircase with heavy walnut treads and glass balustrade rising to the first floor. Opening off the reception hall are the main rooms.

CLOAKROOM

With low flush lavatory and floating wash hand basin. Central heating radiator.

SITTING ROOM

30'8" x 14'9"

An exceptional room with large bay window overlooking the garden and bi fold doors opening onto the terrace. The focal point is the "Bell" fire. Opening into the kitchen creating a wonderful open plan living space, perfect for contemporary family life.

LIVING KITCHEN

30'6" x 19'3"

The kitchen area is fitted with high end cabinets by "Hacker" of Germany with polished re-cycled granite work surfaces and a matching island unit with breakfast bar. There are two "Franke" sink units, tiled finish to floor with under floor heating. The high end appliances include a "Miele" appliance pod to include two ovens, warming drawer, microwave oven, grill and coffee machine. There is also a "Miele" five ring gas hob with an "Elica" retractable extractor behind integrated into the central island. and a "Liebherr" wine fridge.

A door opens from the kitchen into a rear hall.

SNUG

13'10" x 12'10"

A lovely cosy room with bay window overlooking the main garden. There is a "Bell" fireplace in a tiled chimney breast.

MASTER BEDROOM

A charming room which overlooks the main garden with bank of fitted wardrobes by 'Hammonds' and two radiators.

EN SUITE

A luxurious bathroom with spa bath, steam shower with body jets and "Bose" speaker, wash hand basin set on floating vanity unit and heated towel rail.

BEDROOM FOUR

12'1" x 10'6"

A double bedroom that also overlooks the gardens.

EN SUITE

Shower with stylish obscure glazed shower enclosure, low flush lavatory and wash hand basin

REAR HALL

There is a side door to the parking area and a passage leads to the pool complex. Opening off the rear hall is the utility.

UTILITY

10'5" x 7'4"

Fitted units by "Hacker" of Germany with polished re-cycled granite work surfaces. Sink unit and plumbing for a washing machine. Door to garden.

HOME OFFICE

13' x 10'3"

Tiled finish to floor. Overlooking garden.

ON THE FIRST FLOOR

The contemporary balustrade staircase rises from the reception hall to a large landing.

GALLERIED LANDING

Opening off the landing are doors to bedrooms two and three together with a store room.

BEDROOM TWO

26'6" x 16'2"

A magnificent room with views over the gardens and countryside beyond. Two central heating radiators. Door to dressing room. (Second measurement 14'8" measured to 5' eaves height).

EN-SUITE

10' x 7'6"

There is a shower enclosure with rainfall and hand held shower attachment, low flush lavatory and a floating wash hand basin with water fall tap and backlit mirror behind.

BEDROOM THREE

14'5" x 14'4"

A superb room with full height ceiling and country views. Central heating radiator. (There is some restricted headroom).

EN-SUITE

Suite comprising a paneled bath, floating wash hand basin and low flush lavatory.

POOL ROOM

50'1" x 29'

A magnificent pool room with a timber boarded ceiling and sliding patio doors opening onto the garden. The HEATED POOL measures 35' x 18' and there are separate male and female changing rooms.

TRIPLE GARAGE

29'7" x 24'3"

With three electric roller shutter doors opening is a secure safe room and storage area.

SAFE ROOM

17' x 15'9"

Stairs up to the FIRST FLOOR which runs the full width of the triple garage and is divided into a GAMES ROOM and STORE. On the ground floor, to the side of the safe room there is a store with sink and base unit.

FURTHER TRIPLE GARAGE

To the other side of the house there is a further triple garage (38'9" x 20'9") and a gym complex measuring (44'7" x 15'5" increasing to 22'10") which is currently under construction and has reached first fix stage.

As the project has not been completed there is enormous potential to use this space in other ways, subject to the appropriate consents.

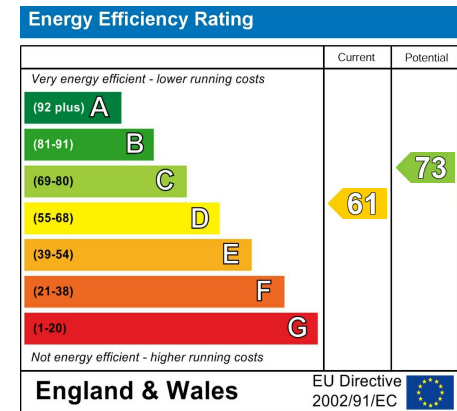


OUTSIDE

There is an impressive brick built pillared entrance with sliding gate opening onto a 500ft drive which passes through lawns interspersed with mature trees to a block paved parking area in front of the property. The main garden is to the rear.

MAIN GARDEN

Immediately adjoining the property there is a large terrace. The garden is lawned with pretty flower and herbaceous borders. There is an ornamental pond and sweeping lawns. A post and rail boundary fence runs along the field boundary.























Ground Floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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