



Chesford House, Ashow, Kenilworth, Warwickshire, CV8 2LE

Asking Price £1,250,000

- Executive Detached House In Picturesque Village
- Four Well Proportioned Bedrooms
- Extensive Driveway & Double Garage
- Fitted Kitchen & Utility Room
- Grounds In Excess Of 0.6 Acres
- Beautifully Manicured Gardens To Three Sides
- EPC Rating E -50 - Security Alarm
- En-Suite, Further Family Bathroom & Cloaks
- Three Generous Reception Rooms
- Warwick District Council - Tax Band H

Chesford House, Ashow, Kenilworth, Warwickshire, CV8 2LE

Chesford House lies in the heart of this picturesque village situated between Kenilworth & Leamington Spa. Having been the home of the current owner for a number of years you understand the scarcity of opportunities to purchase in such an idyllic, yet convenient location. Occupying a plot in excess of 0.6 acres the house sits attractively with gardens to three sides. Approached across a driveway you enter through a recessed porch into the central hallway with cloaks, stairs to the first floor and doors off to the living rooms. There are four in total, however the three principal rooms look onto the beautiful rear gardens. The fitted kitchen has integrated appliances and benefits a utility and boot room. On the first floor are four double bedrooms, the main bedroom has an en suite bathroom and a further family bathroom. There is also a double garage. The gardens are simply stunning. From the quiet seating area to the side of the property that leads to the formal terrace and gardens beyond. With a brook running through, a vegetable garden and small orchard. This really is an opportunity not to be missed so advise early viewing to avoid disappointment.



Council Tax Band: H



Ashow Village

Ashow is a small village of great charm and character formerly part of the original Stoneleigh Estate, set in fine undulating countryside and beautifully situated on the banks of the River Avon, just to the south east of Kenilworth and easily accessible and conveniently positioned for Leamington Spa and the A46 bypass with its excellent communication links to Coventry City Centre, Stratford Upon Avon, Warwick and all places in between. The village has an attractive blend of highly individual properties, ranging from Elizabethan cottages to present day architecture that is justifiably regarded as one of Warwickshire's most popular village communities and ideally situated.

Approach

The house is approached through a five bar gate and across a block paved driveway that provides hardstanding and leads to the attached double width garage. The house is hidden behind conifer hedging to the front boundary. With formal lawns and mature shrub borders.

Recessed Porch

The recessed porch has a tiled floor and lighting.

Hallway

With an open dog leg staircase rising to the first floor landing. Radiator and coving to ceiling. Doors lead off to:

Cloakroom

With a close coupled w.c and wall hung wash hand basin. Half tiling to splashbacks and a frosted window to the fore.

Study

10'10" x 8'0"

With a window to the fore with a radiator beneath, built in shelving unit to one wall and coving to ceiling.

Dual Aspect Lounge

22'10" x 13'11"

With twin windows to the fore with a radiator beneath. To the rear are French doors with matching side lights on to the rear patio and garden. The focal point is provided by a Cotswold stone fireplace with

display plinths and hearth. Further radiator, coving to ceiling and wall lights.

Dining Room

13'11" x 11'10"

With twin French doors with matching side lights onto the rear garden, radiator, wall lights and coving to ceiling.

Kitchen/Breakfast Room

15'5" x 11'10"

Comprehensively fitted with a range of light oak fronted units. The base units have a contrasting work surface with an inset sink unit with mixer taps which are beneath the window to the rear. Rangemaster stove with an extractor canopy and plumbing for a dishwasher. The wall units include display cabinets, pelmet lighting and tiled splashbacks and flooring. Larder cabinet and integrated refrigerator. Door leads into

Sitting Room

15'10" x 17'9"

With French doors with matching side light windows onto the rear garden. Radiator and an attractive brick fireplace with a wood burning stove. Wall lights, radiator and coving to ceiling.

Inner Hallway

With tiled flooring, coats cupboard, radiator and opening into the utility room. Obscure glazed door onto the side and opening into the boiler room.

Utility Room

Having plumbing for an automatic washing machine, venting for tumble dryer, radiator and space for a freezer

Landing

With a window on the turn, airing cupboard, radiator and doors off to

Principal Bedroom

15'7" x 13'11"

With a secondary glazed window to the rear with a radiator beneath. There are two banks of fitted wardrobes and downlighting. A door leads to the en-suite bathroom

En Suite Bathroom

11'2" x 7'0"

The four piece suite has a partly sunken bath, pedestal wash hand basin, concealed cistern w.c and a oversized shower cubicle. Tiled floor and splashbacks, heated towel rail and twin windows to the fore.

Bedroom Two

9'6" x 13'7"

With a dormer window to the fore with a radiator beneath and a walk in closet.

Bedroom Three

10'4" x 12'0"

Secondary glazed window to the rear with a radiator beneath. Fitted wardrobes with a chest of drawers.

Bedroom Four

10'4" x 11'10"

Secondary glazed window to the rear with a radiator beneath and a built in dressing table.

Family Bathroom

Fitted with a white suite that comprises a tiled panel bath, close coupled w.c, pedestal wash hand basin and a shower cubicle. Tiled floor and to full height to walls. Radiator, display arch and a frosted window.

Side Access

To the side of the property is gated access, outside stores and a timber shed.

Stunning Rear Garden

The rear garden has a generous terrace that leads directly from the principal living rooms. Having mature climbing roses and shrubs. A dwarf retaining wall has steps up to the formal lawn with mature shrub and floral borders flanking. A paved pathway winds to the bridge across the brook and further lawns beyond. The pathway opens into a small wooded dell with an orchard and vegetable garden beyond. A tranquil haven in this most beautiful setting.

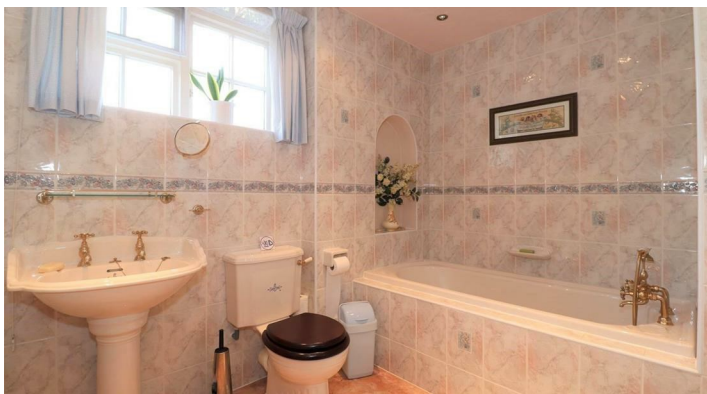
Walled garden

There is a tranquil walled garden area to the side of the house with a pergola that opens into the rear gardens.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 245.1 sq. metres