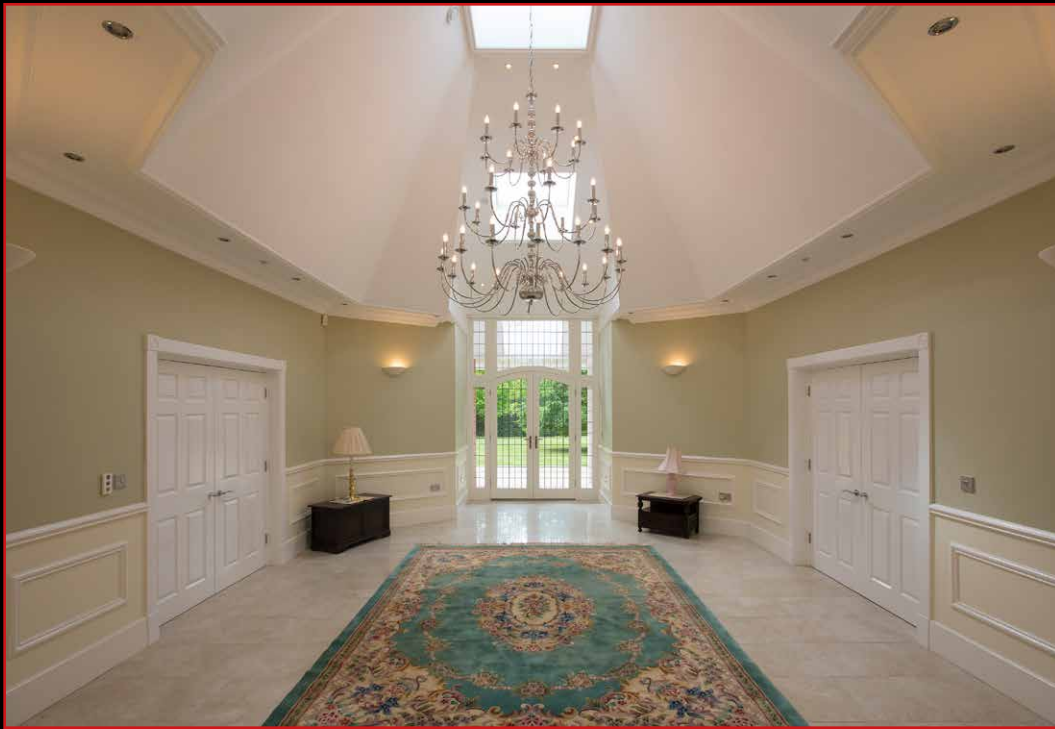


**Elizabeth  
Davenport**  
High Quality Estate Agents







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**The Property**

**FREEHOLD**

**Guide Price £3,250,000**

**A Bespoke Detached Home Nestled Within A Secure & Dramatic Two Acre Plot ~ Guest Suite ~ Ensuite Bathrooms To All Bedrooms ~ Gated Access**

Nestled within it's own secure gated entrance, amongst lush foliage overlooking open countryside, this unique and quite astonishing detached residence has been lovingly designed to offer dramatic living spaces together with astonishing practicality. The house, originally built in the 1980's and almost entirely rebuilt over the last ten years offers almost 9000 square feet of accommodation within an almost two acre plot. With a superb guest wing housing two ensuite Bedrooms with there own Living and Dressing rooms, the house has been so cleverly designed to offer specific functional wings from a superlative central hub. With living spaces punctuated by architecturally breathtaking window lanterns and bi folding doors, the property is light and bright with an overwhelming warmth that can be experienced throughout.

All of the five generous Bedrooms offer superb ensuite Bathrooms and the house also presents three additional Cloakrooms for guests and visitors. Although the vast majority of accommodation is situated on the ground floor the properties roof space is both vast and easily navigated with a purpose built Cinema/Meeting room and Home Office situated from the welcoming and grand reception Hallway.



## The Property

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The Living spaces are stunning. The main open plan Living/Dining/Kitchen area proffers Silestone work surfaces and tiled flooring with all of the integrated appliances doubled for practicality and functionality. Two sets of bi folding doors offer south west facing access to the Patio's and Gardens and a two further sets of french doors offer entrance to an oval formal Living room as well as the main Bedroom wing. Further access to a "working" wing presents an additional Living room, Cloakroom and substantial Utility room.

Despite all of the Bedrooms benefitting from carefully realised ensuite Bathrooms, the main Bedroom offers a sight to behold. The Bathroom, complete with his and her Basins, jacuzzi bathing, steamed Shower cubicle and Sauna also incorporates a walk through drench shower. Stunning.

Generous garaging offer parking for at least three but possibly four larger vehicles and there is also a detached gardeners work shop and wood store within the grounds. Driveway parking runs beyond the house itself and supports surely over twenty vehicles.

"Hobournes" has been designed with true style, but certainly not in the absence of substance. Many of it's attributes are not cosmetically obvious. Substantial investment has been made in the delivery of effective self sustaining energy making day to day living as comfortable and as cost averse as possible.





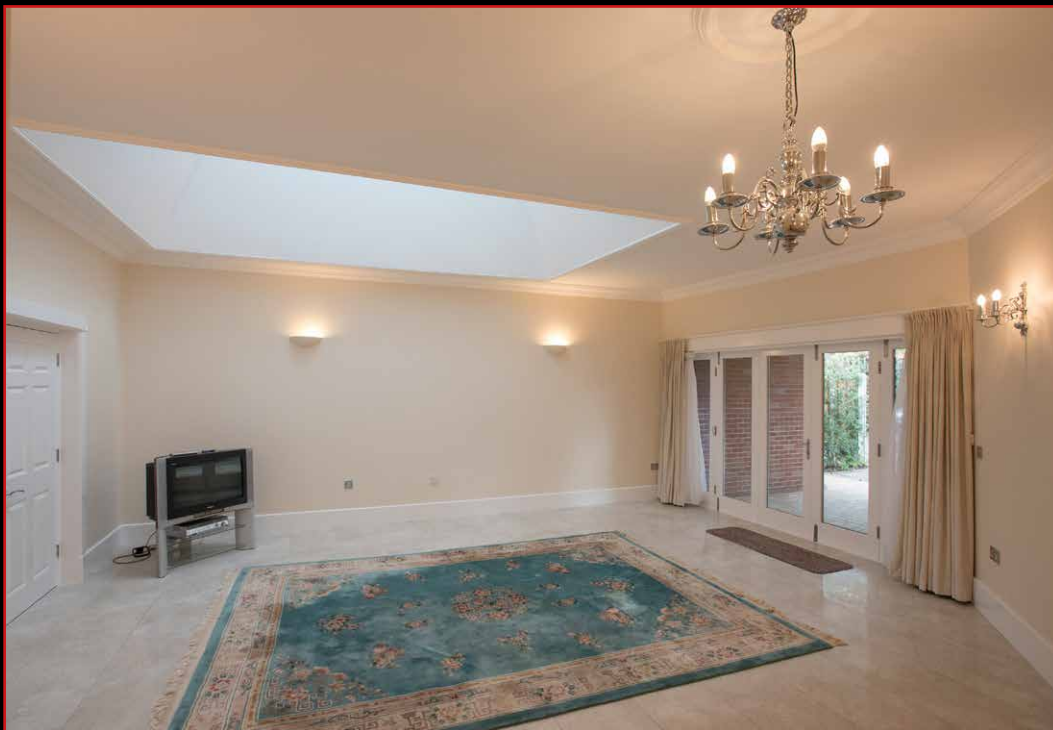


### Technical Specifications

With almost 9000 square feet of accommodation within the residence itself the property would surely cost a fortune to run and enjoy comfortably. Not the case. Through tremendous research and implementation this unique home uses renewable energy to provide heating and electricity. Designed to be as sustainable as possible the property creates income rather than simply using it. Through current renewable heating incentives and feed in tariffs the Photo Voltaic panels, Vilavent heat recovery ventilation and a Pellet feed boiler system all contribute to "Hobournes" currently earning sizeably more in income than it actually costs to run. Although sensibly retaining a standard charge to Severn Trent a bore hole now provides all of the properties water thus removing current needs for water metering.

### Viewing Requirements & Appointments

We'd love the opportunity to show this wonderful home to all interested parties. Before hand and to arrange an appointment to view please contact our Kenilworth office on 01926 298298 and ask speak to Mark Walmsley or email Mark directly on [mark@elizabethdavenport.co.uk](mailto:mark@elizabethdavenport.co.uk).



## The Location

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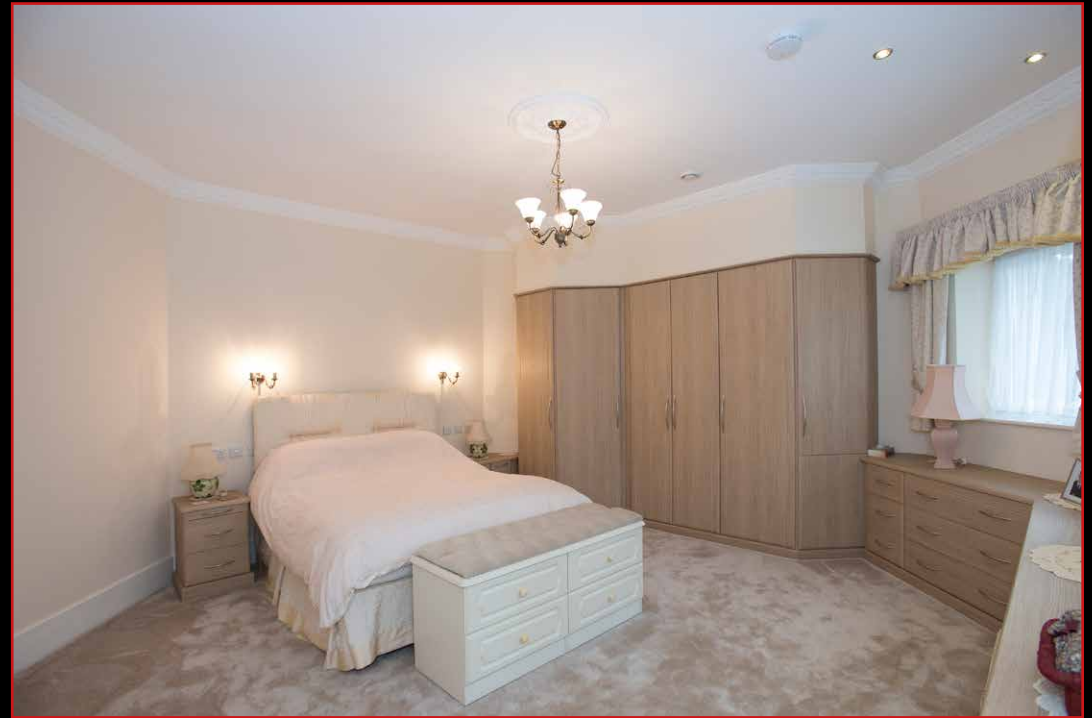
Being situated within a Conservation area and within almost 2 acres of grounds that make up the entirety of the corner of Fieldgate Lane and Upper Spring Lane itself, "Hobournes" is both rural yet immensely convenient.

Overlooking the Spring Estate, Upper Spring Lane is surely Kenilworth's most sort after location and found on the outskirts of the 'Old Town'. "Hobournes" offers gated walkway access to Fieldgate Lane which is a quiet one way street offering a wonderful mix of property styles within easy walking distance to Kenilworth High Street.

The Abbey fields are less than a five minute walk away as well as several extremely popular local pubs and restaurants including - Loch Fyne, The Cross, The Virgins and Castle, The Old Bakery and the Queen and Castle to name but a few!

Including Waitrose, the towns fine shops and amenities are no more than a 15 to 20 minute walk away making this property, with such a delightful rural aspect, immensely convenient in all regards.

The location offers a fine choice of well regarded public schooling including King Henry VIII, Warwick School, Kings High and Kingsley School. A number of local primary schools have also earned an "Outstanding" status through Ofsted.

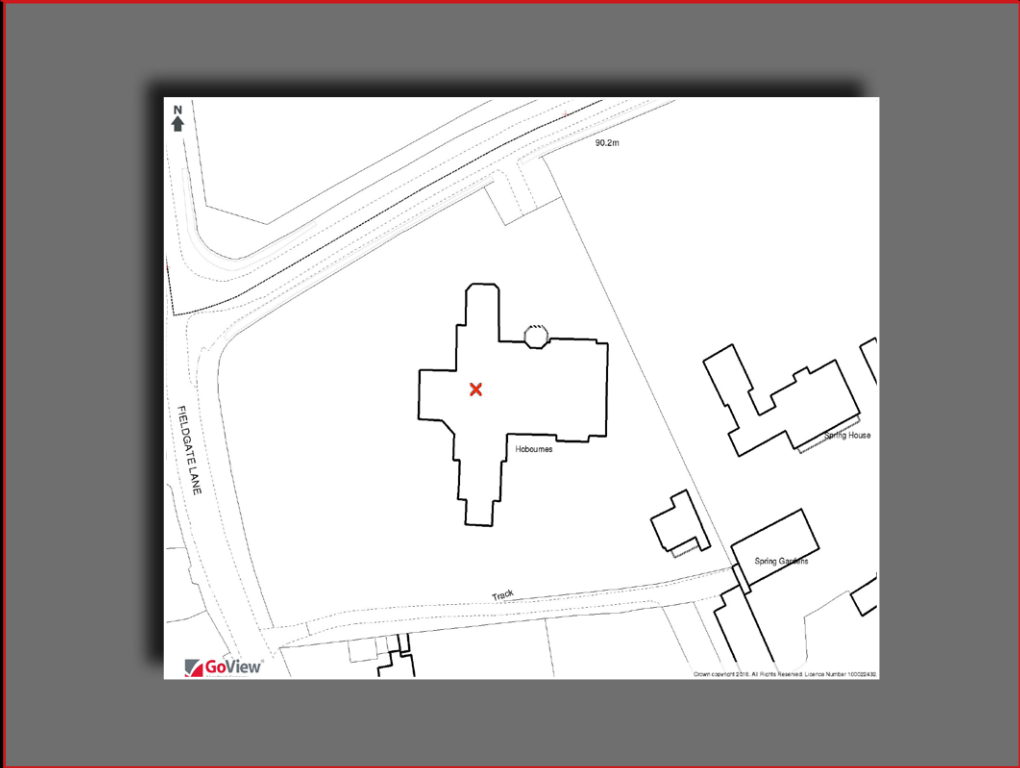


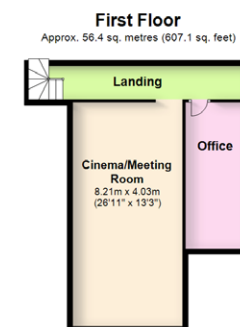
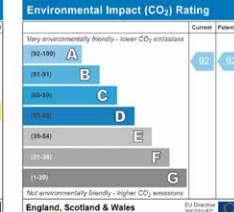
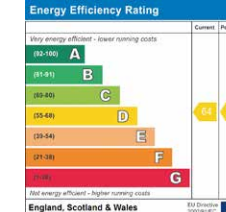
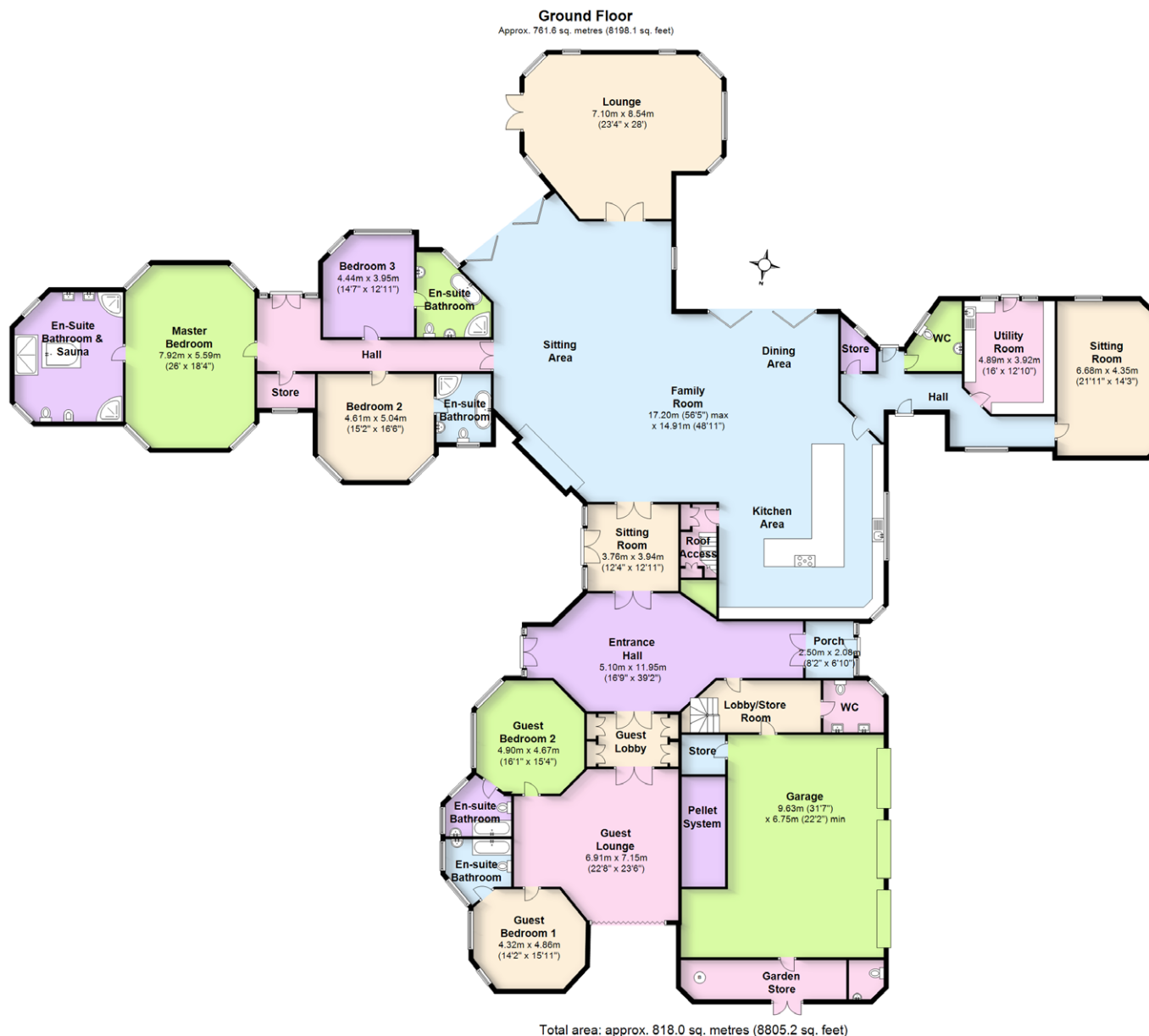


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