



Church House

Church Road, Ashow, CV8 2LE





































































Church House

This stunning detached property offering nearly 2500sq ft of living space is nestled in the charming village of Ashow. A beautiful detached property, built in 1967, it offers a unique blend of historic charm and modern comfort.

As you enter Ashow, you are greeted by picturesque views of farmland, leading to the end of the cul-de-sac where meticulously maintained gardens surround the property. The driveway provides ample parking space and leads to a detached double garage with electric car charging port.

Stepping through the orate entrance porch, the character of this home continues. Reclaimed doors and exposed beams create a warm and inviting atmosphere.

The property boasts two reception rooms, four bedrooms, and two bathrooms, providing ample space for comfortable living. The sitting room features an impressive fireplace for cosy evenings. French doors lead out on to the immaculate mature gardens.

The kitchen and dining areas are ideal for entertaining guests or enjoying family meals.

The bedrooms are thoughtfully situated on either side of the feature staircase, offering privacy and tranquillity.

The master suite includes a bedroom with a dressing area and an en-suite bathroom. Three additional bedrooms and a family bathroom complete the accommodation.

Outside, the gardens surrounding Church House must be seen to be fully appreciated. With a mix of mature trees, shrubs and wildflowers it truly is a gardeners dream and adds to the beauty and privacy of the outdoor space.

A summer house with heating, lighting and bi-fold doors offers views onto the gardens and pond.

A tiled patio just in front of the French doors provides a perfect spot to relax and enjoy the surroundings.

Location

Ashow, Kenilworth

Located in the historic village of Ashow, with its Conservation Area status and quaint charm, Church House offers a peaceful retreat while being conveniently situated between Kenilworth and Royal Leamington Spa. With approximately 50 houses in the village, a local club, and the stunning Church of the Assumption of our Lady dating back to 1078.

Services

Mains water, electricity, drainage and telephone.

Local Authority

Warwick District Council.

Viewing Arrangements

Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website

www.spaestates.com











Approximate Gross Internal Area = 229 sq m / 2464 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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 number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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