



Connells

Caldecote Hall Caldecote Hall Drive
Caldecote Nuneaton



Property Description

Situated on the ground floor, this character apartment is finished to the highest standard. Briefly comprising of an entrance hallway, lounge, kitchen/diner, cloakroom, bedroom with en-suite shower room.

Steeped in captivating history, Caldecote Hall, originally constructed in 1880, boasts a rich heritage, with royalty among its esteemed past occupants. This grand Victorian mansion and its surrounding edifices have been masterfully converted into luxurious apartments while retaining many of the original architectural marvels. Set amidst over thirty-five acres of stunning Warwickshire countryside, the estate features a plethora of enchanting amenities.

The verdant grounds, designated as green belt, ensure preservation from future development, offering a sanctuary of natural beauty. Meticulously restored and maintained, the estate boasts rare treasures such as a Victorian fern garden, a scenic landscaped lake, and a charming pond, while the graceful river Anker delineates its eastern boundary.

Entrance Hallway

10' 7" x 4' 2" (3.23m x 1.27m)

Lounge

16' x 11' 8" (4.88m x 3.56m)

Double glazed window, radiator, carpeted.

Kitchen/Diner

22' 1" x 10' 5" (6.73m x 3.17m)

Electric oven, microwave, gas hob, boiler, sink and drainer, washing machine, dishwasher, fridge.

Cloakroom

6' 4" x 3' 3" (1.93m x 0.99m)

Comprising wash hand basin and WC, radiator and extractor fan.

Bedroom

15' 5" x 13' 5" (4.70m x 4.09m)

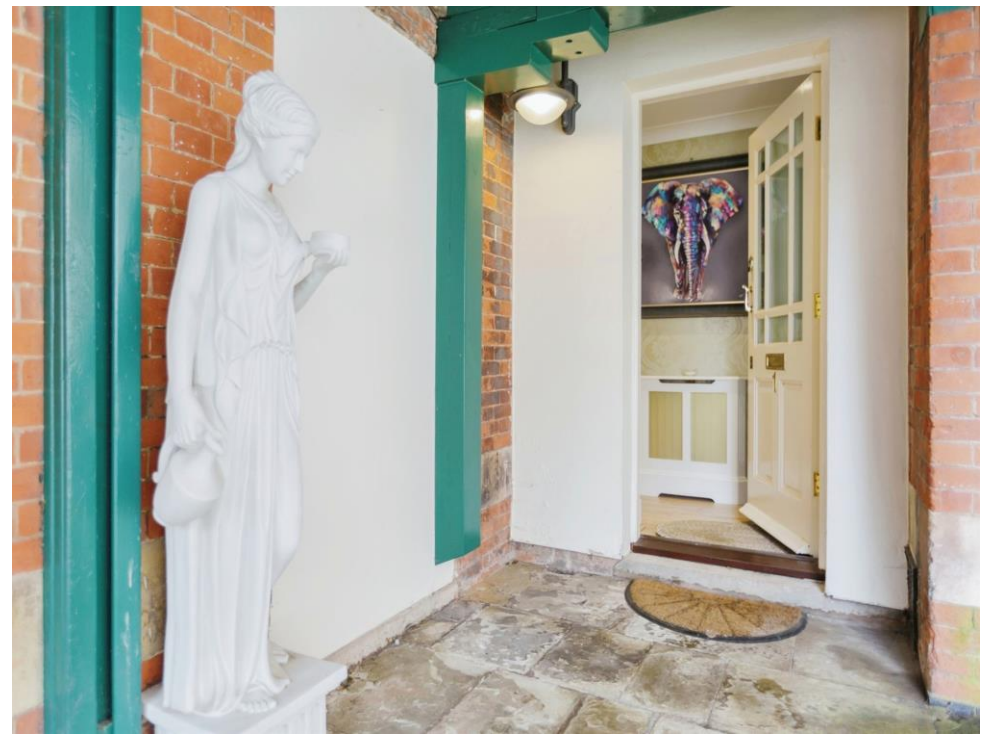
Double glazed window, radiator, carpeted.

En-Suite Shower Room

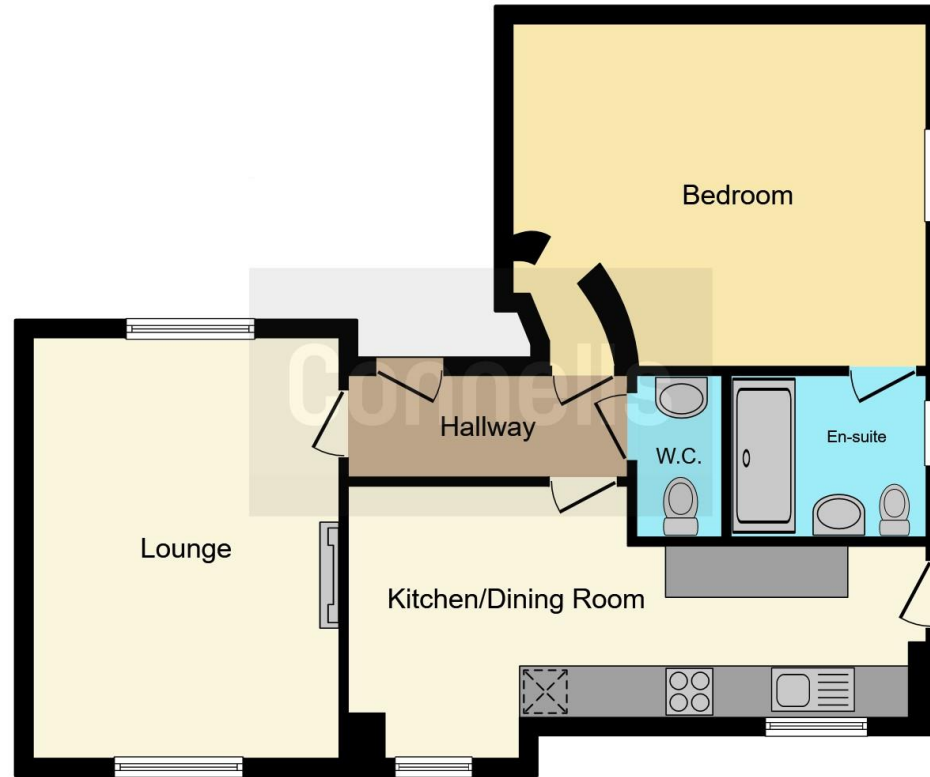
7' 5" x 6' 2" (2.26m x 1.88m)

Comprising walk-in shower, wash hand basin and WC, extractor fan.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01455 230523
E hinckley@connells.co.uk

88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: F

Tenure: Leasehold

view this property online connells.co.uk/Property/HIN312519

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HIN312519 - 0002