



Lewberry Close, Ashow,
Kenilworth, Warwickshire, CV8 2LE

HOWKINS &
HARRISON

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Extending to 3.55 acres or thereabouts.

A beautiful, extended, six-bedroom rural property in one of Warwickshire's most sought-after villages, situated in a 1.5-acre plot with additional 2-acre paddock.

Lewberry Close has been finished to an extremely high standard and offers 560.1 sq m / 6030 sq ft of accommodation, along with magnificent far-reaching views over open countryside.

Features

- Uninterrupted countryside views
- Electric gates, sweeping driveway with turning circle
- Double garage and integral workshop
- Parking for numerous vehicles
- 1.5-acre plot with an additional 2-acre paddock
- Six bedrooms and four bathrooms
- Three reception rooms
- Boot room & cellar
- Wild garden pond
- Underfloor heating to both ground and first floor
- Travertine tile flooring throughout the ground floor
- CCTV and alarm system





Situation

Ashow is a small village and civil parish in the Warwick district of Warwickshire, England, about 2.5 miles (4 km) south-east of central Kenilworth. Ashow has around 51 houses and a small church, The Assumption of Our Lady, which dates from the early 12th century. The village is accessible by the B4115 Coventry Road (just off the A46/A452 roundabout), and the southernmost tip of the parish lies on the River Avon. The earliest-known documented reference to Ashow (or "Asceshot") is in the Domesday Survey of 1086.

The village has a friendly, welcoming community, Village Club and various activities. Local shopping, amenities and leisure facilities can be found at Leamington Spa, Kenilworth, Warwick & Stratford-upon-Avon, home to the Royal Shakespeare theatre. The property is ideally located for the commuter with Coventry and Warwick Parkway Stations located approximately five and four miles away respectively, with journey times to London Euston and London Marylebone taking 57 and 87 minutes, respectively. The M40 (J15) 7 miles away, provides access to Birmingham to the north and London to the south. Birmingham airport and Birmingham NEC are a 15-minute drive away. The area boasts a wide range of private, grammar and state schools to suit most requirements including Bablake Independent School, King Henry VIII School, Warwick Preparatory School, Warwick Boys School and Kings High School for Girls. A number of sporting facilities are within easy reach including golf courses, sailing and fishing at Draycote Water and racecourses at Warwick and Stratford-upon-Avon, whilst Cheltenham is about an hour away.

Ground Floor

Stunning oak flooring, panelled walls and matching doors, antique furniture, Inglenook fireplace with complementary oak bressummer and log burner. Stairs lead down to a one chamber cellar with electrics and lighting, with a further staircase leading to the first floor. There is underfloor heating throughout, to both ground and first floors.

Reception Room (6.91m x 5.31m)

Light and spacious, with a large, multi-paned bay window overlooking the side aspect and further multi paned Crittall steel double glazed windows, found throughout the property. French doors overlook the rear garden and the magnificent countryside views beyond. Modern Inglenook fireplace with contemporary log burner inset, bressummer beam and brick herringbone hearth.









Dining Room (5.94m x 5.61m)

Overlooks the rear garden, with multi paned windows either side of the French doors, opening to a patio. Inglenook fireplace with feature window, brick-built hearth, marble surround and mantle, along with an open fire inset.

Cloakroom

Travertine tiling, attractive mosaic tiling to the splash back area, wash hand basin, WC and stainless-steel heated towel ladder.

Family Room (5m x 4.55m)

An oak door with feature 'servants' bells over, Travertine tiling and a bespoke television cabinet inset into the wall. French doors lead to the rear garden.

Study (3.02m x 2.54m)

Accessed from the family room, with complementing flooring, overlooks the front aspect. Fitted oak furniture providing two workspaces, shelving, cupboards, and drawers.

An additional hall, with stairs rising to the first floor, a door leads to a boot room and then access to a utility room, fitted with a Belfast sink, Shaker style wall and base cabinets, and granite work surfaces. A further inner hall and WC completes this area of the ground floor.

Kitchen and Garden Room (9.58m x 4.67m)

The stunning, 'heart of the home' kitchen with four sets of French doors leading out to the rear and side gardens. Natural light throughout the day as the terrace wraps around three sides of the residence, following the sun from morning through to evening. Fitted with bespoke sage Shaker style wall and base cabinets with granite work surfaces over and a pantry cupboard.

Central island unit with breakfast bar, fitted oven and microwave. Additional fitted appliances include a dishwasher, wine cooler and four door Aga with two hotplates, along with fitted electric ceramic hob with extractor fan.





First Floor

A spacious landing gives way to four double bedrooms, the family bathroom and stairs rising to the second floor.

Principal Suite

Bedroom (5.18m x 4.65m), with triple aspect windows, dressing room, fitted wardrobes and drawers with a Velux window and en-suite bathroom fitted with large walk-in shower, rainforest shower and separate shower attachment, bath, stainless steel towel ladder, WC and contemporary, curved, wall hung wash hand basin.

Bedroom Two (5.74m x 5.16m)

A spacious bedroom with triple aspect windows and en-suite attached.

Bedroom Three (4.93m x 4.55m)

A light and airy bedroom with a generous en-suite attached.

Bedroom Four (5.64m x 5.54m)

A generously sized bedroom with Inglenook fireplace, contemporary log burner inset with beam over, granite hearth and attractive oak fitted cupboards either side.

Second floor

A half landing provides access to bedroom five (4.78m x 4.67m) and bedroom six (5.26m x 4.09m). Both double rooms have lots of natural light and exposed painted beams.

A brace and latch door from bedroom five provides access to a further room (4.37m x 3.45m), which is currently being used for storage, but could also be used as a seventh bedroom if required.

A new alarm system and CCTV system provide additional security throughout the property.



Outside

The property is accessed via wrought iron double electric gates with intercom system, sweeping tarmac driveway with turning circle, providing parking for numerous vehicles, double garage with up and over electric doors, integral workshop and purpose-built compost bin area.

Gardens

Southerly facing, landscaped, mature gardens surround the property, mainly laid to lawn (previously incorporating a lawn tennis court), along with a feature pond. Boundaries are enclosed by well-established hedges, mature shrubs and an abundance of mature trees including silver birch, beech, copper beech and cedar. The terrace is laid with reclaimed period flagstones, there is also a covered oak veranda with lighting. The main paved area has been carefully landscaped and planted with box hedged borders photinias and central fountain. Directly opposite the property is a paddock which measures approximately two acres.

Agents Note

Claw back clause - The vendor will impose a development claw back based on 30% of the uplift in value for a period of 30 years for any non-agricultural or non-equestrian use.

Viewing

Strictly by prior appointment via the agents Howkins & Harrison: 01788 564666.

Services

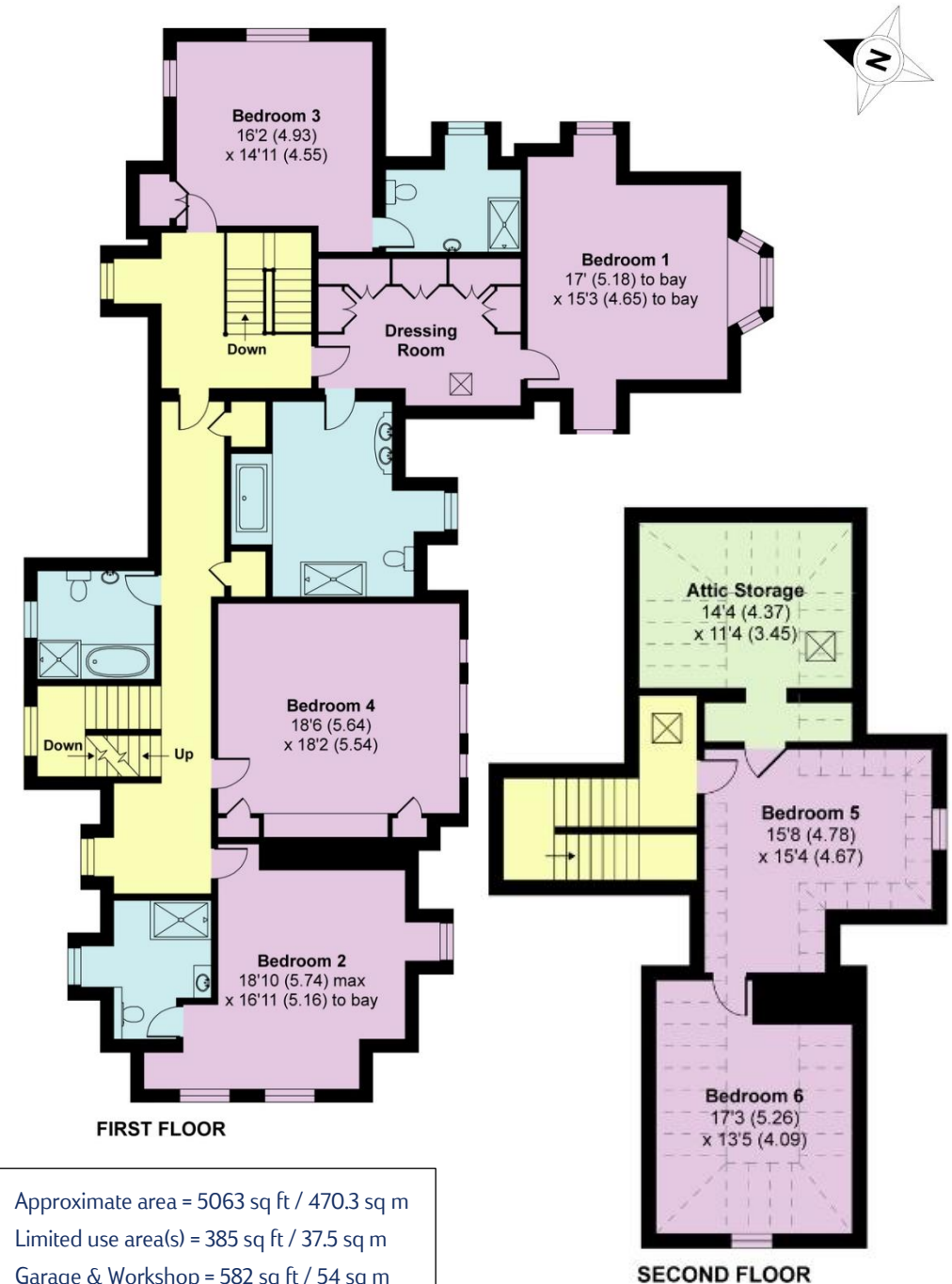
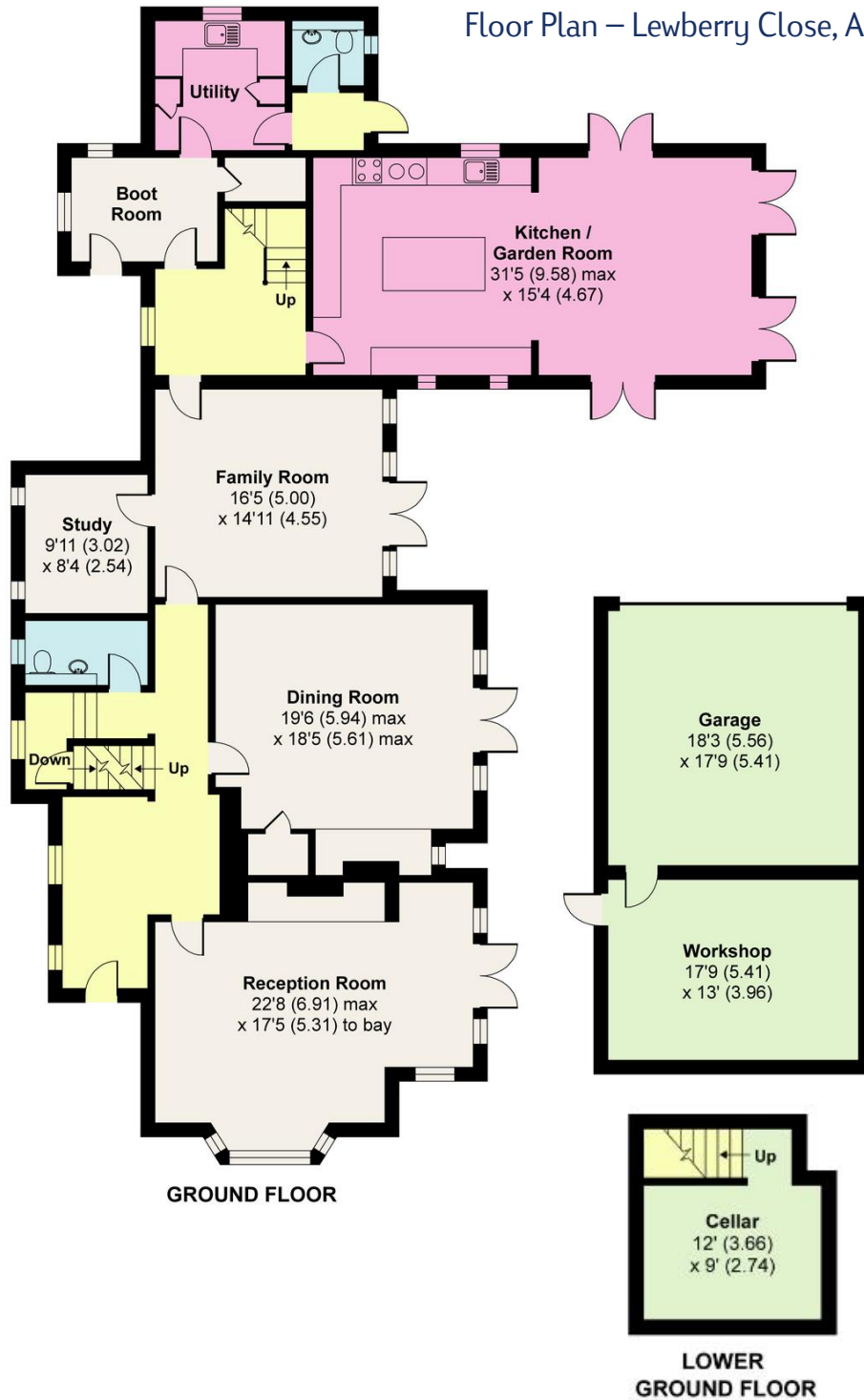
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services. The property is heated via oil fired central heating.

Local Authority

Warwickshire County Council Tel: 01926-410410. Council tax band – H.



Floor Plan – Lewberry Close, Ashow



Approximate area = 5063 sq ft / 470.3 sq m
 Limited use area(s) = 385 sq ft / 37.5 sq m
 Garage & Workshop = 582 sq ft / 54 sq m
 Total = 6030 sq ft / 560.1 sq m
 For identification only. Not to scale.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		

Important Notice
1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in a good structural condition or otherwise, nor that any services, appliances, equipment, or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.



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