



Hobournes - Development Opportunity  
Upper Spring Lane | Kenilworth | Warwickshire | CV8 2JR



# STEP INSIDE

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An extremely rare opportunity to construct one of the most magnificent homes in Kenilworth, one of Warwickshire's most desirable towns. There is full planning consent to build a dream home offering 19,055 sq. ft of luxurious living space incorporating eight bedrooms and nine bathrooms, on the ground floor there are expansive living spaces including a leisure facility, games room, and bar. The development also includes ancillary accommodation. Located in the highly respected Old Town part of this Historic town and with countryside views to the front, accessed through private electric gates, this property must be seen to be appreciated.

## Proposed Layout

### Basement

- Secure garaging for four cars
- Lift to first floor
- Three w/c's
- Large plantroom
- Store rooms
- Games room
- Bar

### Ground floor

- Drawing room
- Study / Library
- Dining room
- Kitchen
- 2nd Kitchen
- Family room
- Laundry, Utility room
- boot room
- cloakroom
- Gym
- Bar
- Reception hall
- Spa with steam room and changing room
- Lift to first floor
- Four w/c's

### First floor

- Main bedroom with his ensuite and dressing room and hers ensuite and dressing room
- Terrace off the main bedroom
- Four further double bedrooms with wardrobes and ensuite bathrooms
- Terrace off landing
- Laundry and store
- Lift to ground floor





## Outside

Located on the highly regarded, leafy Upper Spring Lane you are given wonderful countryside views and access to the property through 7ft high wrought iron electric gates mounted on brick-built columns, finished with pier caps and spheres. A tarmac driveway and garaging provides parking for approximately twenty vehicles.

Hobournes, the current house, sits centrally in a stunning and secure plot of approximately two acres, there are fabulous mature trees and manicured lawns and hedgerows with pretty borders all the way around this amazing home. To the rear of the grounds there is a separate garage and garden store offering plenty of space for storage of heavy garden machinery, tools, etc, this building also houses a w/c and attached bin store.





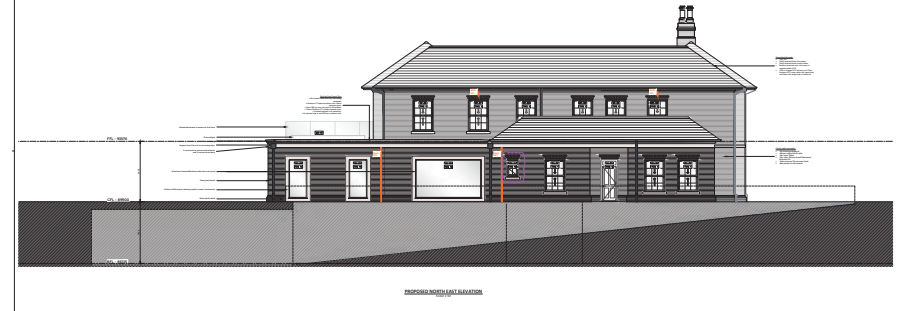
PROPOSED SOUTH WEST ELEVATION  
ELEVATION 1/10



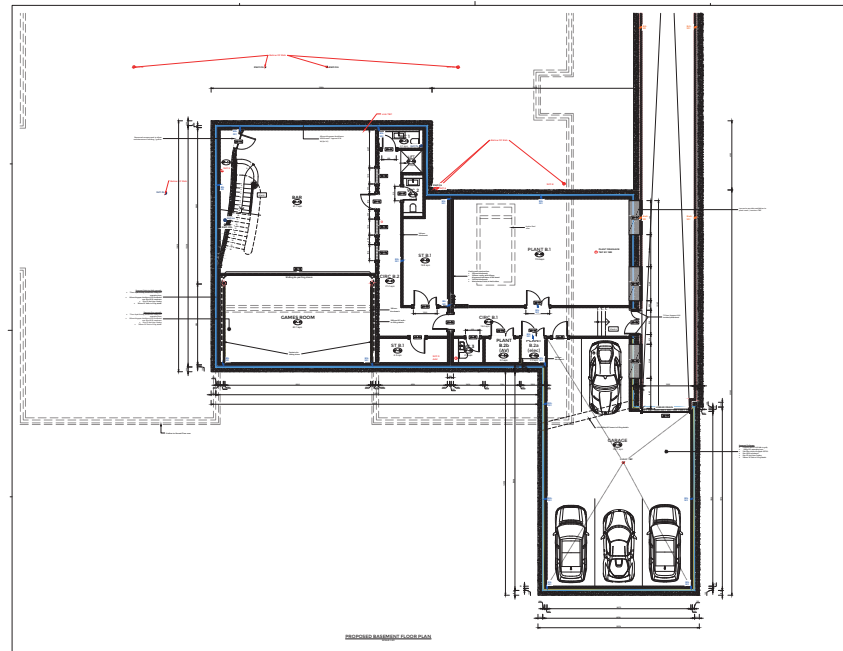
PROPOSED SOUTH EAST ELEVATION  
ELEVATION 2/10



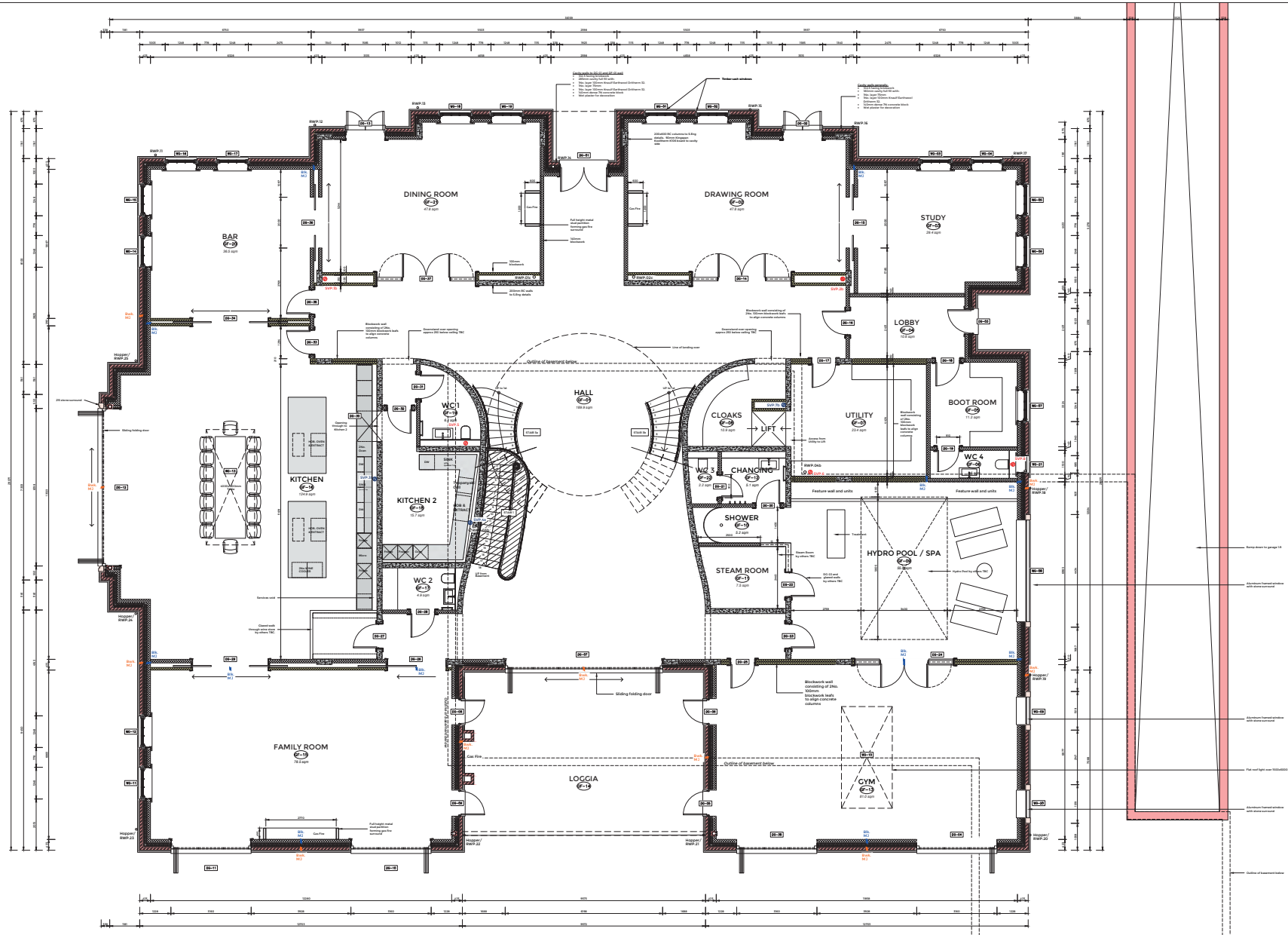
PROPOSED SOUTH WEST ELEVATION  
ELEVATION 3/10



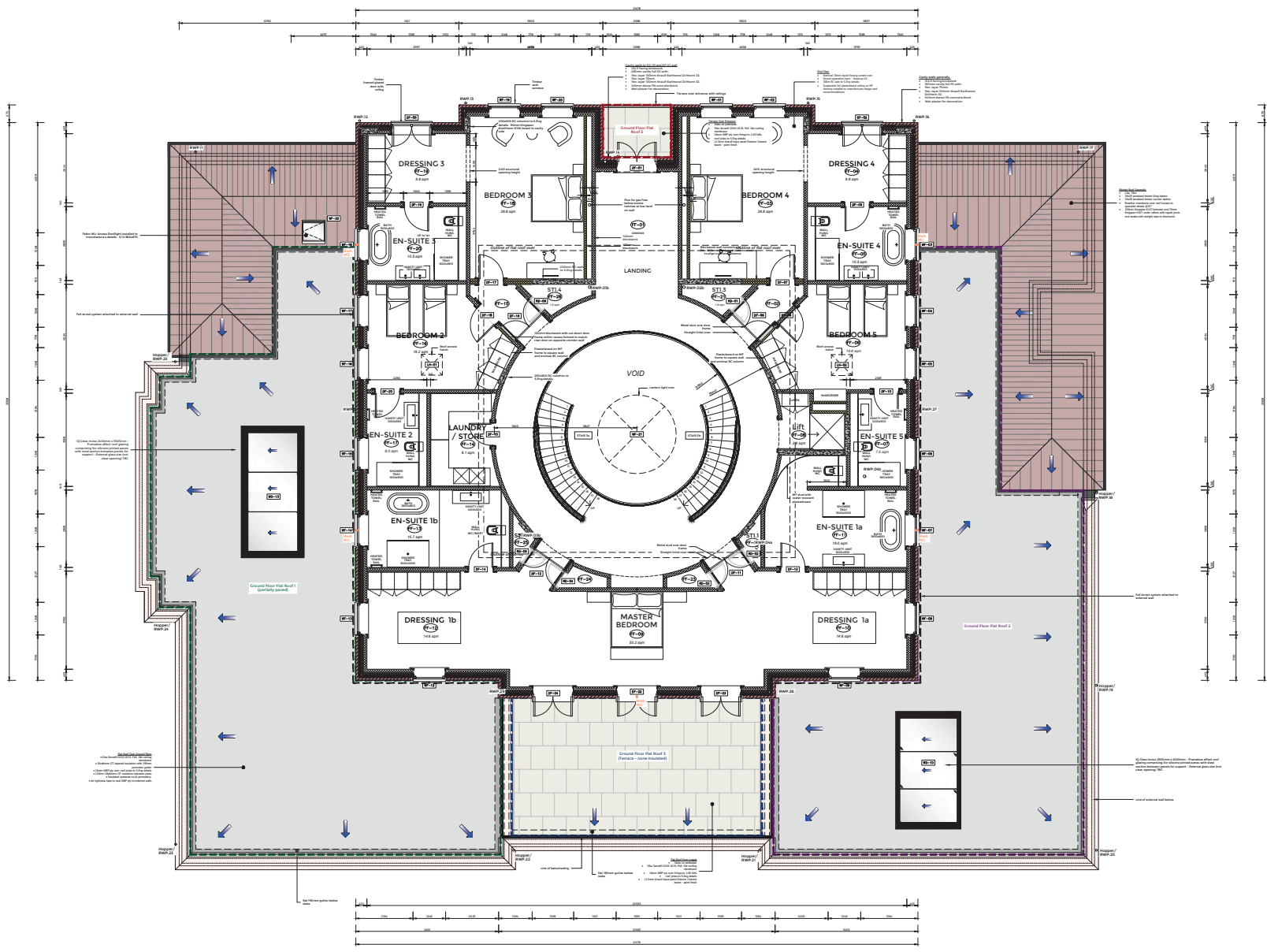
PROPOSED SOUTH EAST ELEVATION  
ELEVATION 4/10



PROPOSED MAIN FLOOR PLAN  
PLAN 1/10



PROPOSED GROUND FLOOR PLAN  
SCALE 1:50





# LOCATION

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Hobournes the current dwelling is set behind wrought iron electric gates through which you can appreciate delightful views across the Spring estate, surrounding countryside and just round the corner you will find Crackley wood nature reserve. Upper spring lane sit's along Fieldgate lane in the most highly regarded part of Kenilworth's Old Town which is easily accessed from private gates at the rear of Hobournes gardens.

Kenilworth is a small historic town in the heart of Warwickshire with a wide range of shops including a Waitrose, restaurants, sports facilities and general amenities to suit a variety of tastes. Kenilworth is renowned for its majestic Castle, Abbey fields, abundance of independent and high street shops, bars, cozy bistros, and upscale dining establishments such as The Cross Pub with a Michelin star. The town is regarded as one of the safest places to live with neighbouring village Leek Wootton being home to the Warwickshire Police head quarters. The property is well placed for the commuter with easy access to the motorway and rail networks. Kenilworth has a new railway station under construction which will link it to stations at Leamington Spa and Coventry. The area is well served by a range of primary and secondary state schools, a Grammar school in Stratford and private schools including Crackley Hall in Kenilworth, King Henry VIII and Bablake in Coventry, Warwick School for Boys and King's High School for Girls. Kenilworth has the benefit of a railway station which links to stations at Leamington Spa and Coventry. The town centre is about a 5 minute walk. Coventry 5 miles (London Euston from 59 minutes), Warwick 6 miles, Warwick Parkway Station 6 miles (London Marylebone from 69 minutes), Leamington Spa 5 miles, M40 (J15) 8 miles, Birmingham Airport 11 miles, Stratford upon Avon 15 miles (distances and times approximate)







### Property Information

Utilities – The property is believed to be connected to mains electricity, water, gas, and drainage.

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Broadband availability – FTTC Superfast Fibre Broadband is available in the area with estimated maximum download speeds of 69 Mbps and estimated maximum upload speeds of 15 Mbps. We advise you check with your current provider.

### Local Authority

Warwick District Council

### Tenure

Freehold

### EPC

D

### Council Tax Band

H

### Directions

The postcode to the property is CV8 2JR

### Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

### Website

For more information visit <https://www.fineandcountry.com/uk/leamington-spa>

### Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Note: Some photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	64 D
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 18.09.2024





## JAMES PRATT

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*follow Fine & Country Leamington Spa on*



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