



Oak Tree House  
Bascote Heath | Southam | Warwickshire | CV47 2DN



# OAK TREE HOUSE



*Oak Tree House is a home that offers luxury living at its very best and the present owner, explains he was enchanted by both the house and its location. He loved the fact that the house, with its large party room and swimming pool had clearly been designed to be enjoyed; and the attention given to detail and high end finishes was immediately obvious. Its idyllic and peaceful setting in the charming Bascote Heath hamlet, has panoramic views stretching across the landscape; and with fields to either side of the house you can watch sheep and horses, happily grazing. It is a green and welcoming oasis.*







# KEY FEATURES

---

Oak Tree House was originally a former cottage and has now been redesigned and built to a very high standard with oak double-glazed windows, oak and panelled doors, staircase, skirtings and architraves and wiring for Bang Olufsen sound system throughout, including the terrace & swimming pool. This is a great family and entertaining home for all ages.

This well-designed home radiates off the reception hall/dining area leading to the study, drawing room, kitchen and garden room. The study and drawing room have open fireplaces and west facing bay windows with the drawing room also having bifold and patio doors leading onto the south facing patio terrace. The kitchen has modern cream fitted units with granite worktop, kick board lighting, electric double oven and hob, integrated dishwasher and space for American fridge freezer. The utility room has further matching fitted cupboards and space for washing machine and dryer and the garden room leads through to patio doors opening onto the south facing terrace and further patio doors opening into the indoor swimming pool area. There is also an attractive open plan dining area which leads through to the leisure and entertainment complex which includes a fine party/entertainment room and a basement snooker/games room. Patio doors lead into the large indoor heated swimming pool with further patio doors opening onto the south facing terrace. The swimming pool is heated through a new ground source heat pump and includes air temperature and humidity control and an underwater sound system. There is also a hot tub/jacuzzi, sauna, changing room, shower and area for a steam room. The boiler house with all the up-to-date filtration systems, ground source heat pump and controls is located directly next to the changing area.













# SELLER INSIGHT



“ The house was in excellent order but the owner has updated all the bathrooms, removed walls to enlarge some rooms, and converted the snooker room into a pool room. He has used and enjoyed the entire house, but the lounge with its four large windows and two bays is a light flooded zone where you have attractive views in all directions and is the perfect place to simply relax or entertain friends. The study has trifold doors to the patio and is a quiet haven for working from home, when you can take a coffee onto the sun filled patio for a reviving break.

The master bedroom is a luxurious adult sanctuary and on summer mornings it is a joy to take breakfast on the balcony. It is a thrill to open the curtains each morning and be greeted by beautiful views of the rolling countryside and large skies.

Oak Tree House is the ultimate party house and has been the setting for many happy occasions when you can host events for large numbers in the party room, complete with bar. The owner has fond memories of holding charity events for a hundred and twenty people. Family and friends can appreciate the swimming pool, sauna and hot tub which form a positive and wonderfully sociable centre. The swimming pool doors open up to the garden which enables inside, outside events.



The garden is a delightful mix of lawns, vegetable patch and a small copse. It is a paradise for wild life with daily sightings of rabbits, pheasants and bird life. You can follow the sun throughout the day and if there is a garden party the lack of neighbours means you can have the noisiest party ever, and the huge space allows a helicopter to fly people in.

The location is a perfect blend of town and country living. There is a very good food pub a hundred yards from the house and Southam with its many amenities is only two miles away. Vibrant Leamington Spa is an eight minute drive, there is a train station in both Banbury and Leamington Spa also there is easy access to the M40. The wealth of leisure activities includes local polo grounds and pretty canal walks.

The owner says he has loved the house and always looks forward to coming home to its enviable mixture of luxury and great comfort. It is a truly rare and serene property.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















There are four double bedrooms and four recently renovated bathrooms in the main part of the house with a south facing balcony leading to a roof terrace from the master bedroom overlooking the countryside to the rear of the property. The fifth bedroom and bathroom are above the entertaining room.















There is a detached double garage with rapid charging (3-phase) electric vehicle charging point and workshop to the rear and studio above with potential to renovate further to an annex/apartment. The property stands in mature beautiful grounds with a gravel drive & turning circle to the front with mature shrubs and trees. Enclosed rear gardens with large Indian flagstone terrace, lawn and a variety of trees including apple, plum, chestnut & birch and spectacular south facing views over the countryside.

The property benefits from both oil heating and ground source heat pump heating and can be switched to preferred source of heating at any time. There is also a 15 kva backup generator, alarm system and 900mb of Broadband download.

- Leisure Complex with Indoor swimming pool/games room/entertaining room with a bar
- Double garage/workshop/studio with potential to convert
- Overall size of 6,876 sq. ft.
- Gated driveway with turning circle
- 5 Double bedrooms
- 5 Reception rooms
- 5 Bathrooms
- South facing far reaching countryside views
- Balcony and roof terrace
- Large outside BBQ and patio terrace area



**Council Tax Band:** G

**Tenure:** Freehold















# LOCATION

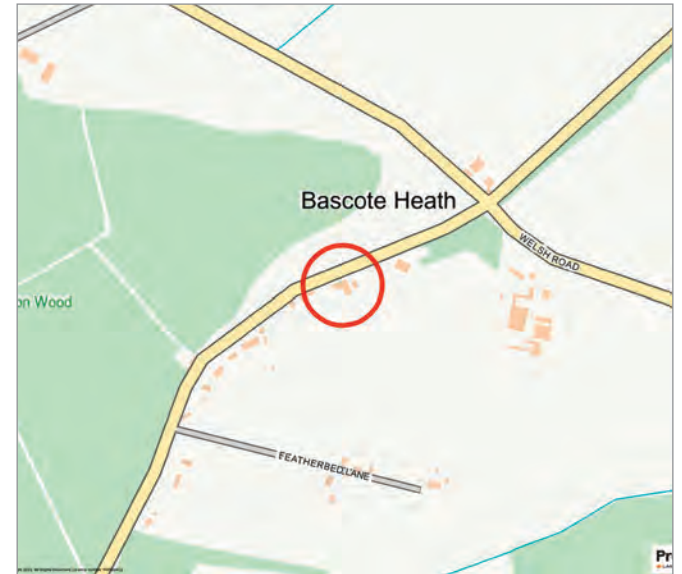
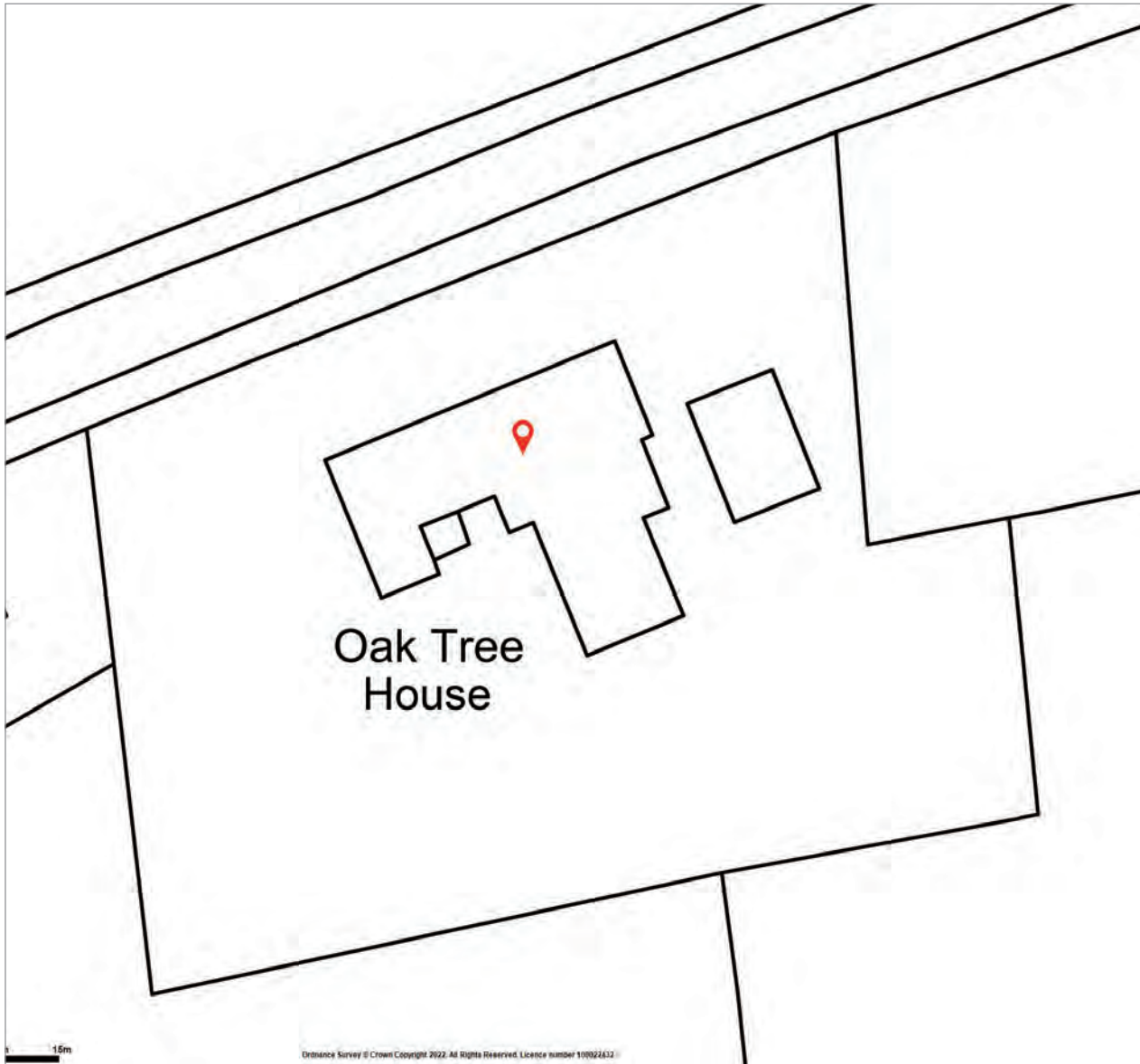
---

Located approximately 2 miles from Southam with its shopping facilities, primary school and Southam secondary college, amenities & services. Leamington Spa is 5 miles & access to the M40 (J12) 6 miles. Rugby is 11 miles with a train service to London Euston approximately 55 minutes. There are also great private and state secondary schools including Arnold Lodge in Leamington Spa voted and short listed for best independent school, Princethorpe, Warwick school, Myton, North Leamington and Trinity School.



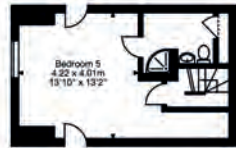








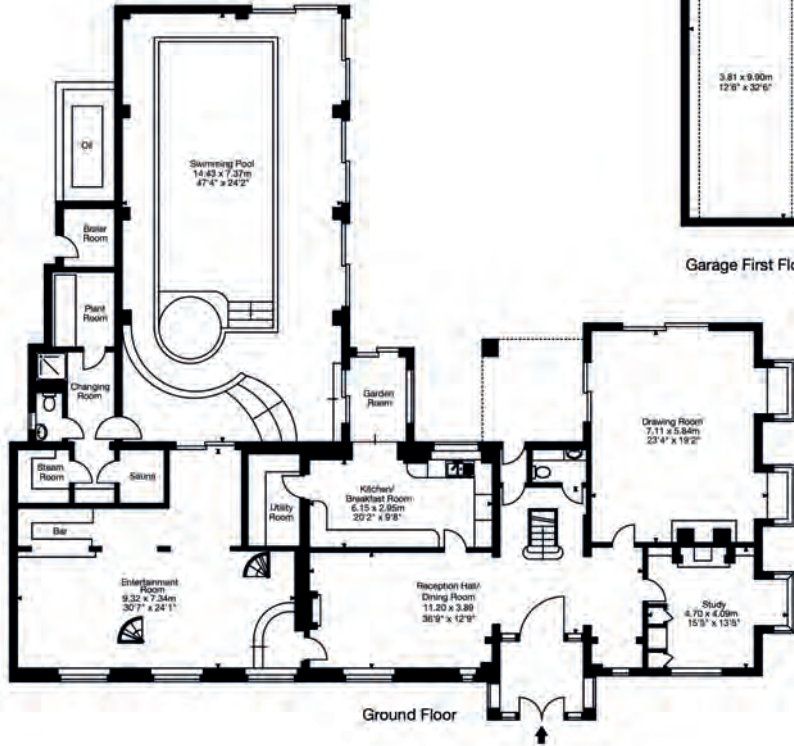
Oak Tree House,  
 Bascote Heath,  
 Southam CV47 2DN  
 Main House  
 5768 Sq Ft - 535 Sq M  
 Garage  
 1108 Sq Ft - 103 Sq M  
 Total Area  
 6876 Sq Ft - 638 Sq M



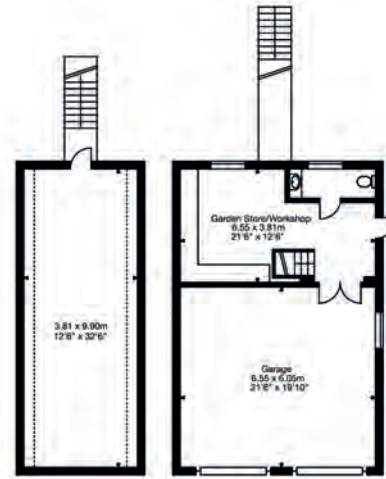
First Floor  
 Above Entertainment Room



Lower Ground Floor



Ground Floor



Garage First Floor



Garage



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	66   D
39-54	E		
21-38	F		
1-20	G		

Capture Property Marketing 2022. Drawn to RICS guidelines  
 All Measurements are approximate and should not be relied on as a statement of fact.  
 Plan is for illustration purposes only. Not drawn to scale.

Capture.



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 numbers listed on the brochure. Printed 03.10.2022









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



---

## SARAH GARLAND

ASSOCIATE ESTATE AGENT

Fine & Country Leamington Spa  
07979 593193  
sarah.garland@fineandcountry.com

Sarah has previously owned a very well-known and successful independent bespoke estate agency business covering the Warwickshire area. She is a well known and respected local estate agent with a passion for property and delivering exceptional service with her knowledge, experience, and skill. She is dedicated, enthusiastic and hardworking and believes in achieving the best possible price and results for her clients and prides herself in going the extra mile to deliver the best customer service and helping people to achieve their moving objectives. As a result of this you may start as a client but end up as a friend! She has decided to join Fine and Country for the greater support, marketing, and exposure of the international global network to help source buyers for her sellers and is already seeing the benefits of this partnership. Sarah has grown up in Leamington Spa and lived in Florida for several years to return to Leamington Spa and lives with her partner and son and two cats in a village just outside Warwick. In her spare time, she enjoys travelling, skiing and scuba diving and supports the Fine and Country Foundation, helping the homeless and less fortunate.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, CV32 5AA  
01926 455950 | [leamington@fineandcountry.com](mailto:leamington@fineandcountry.com)

