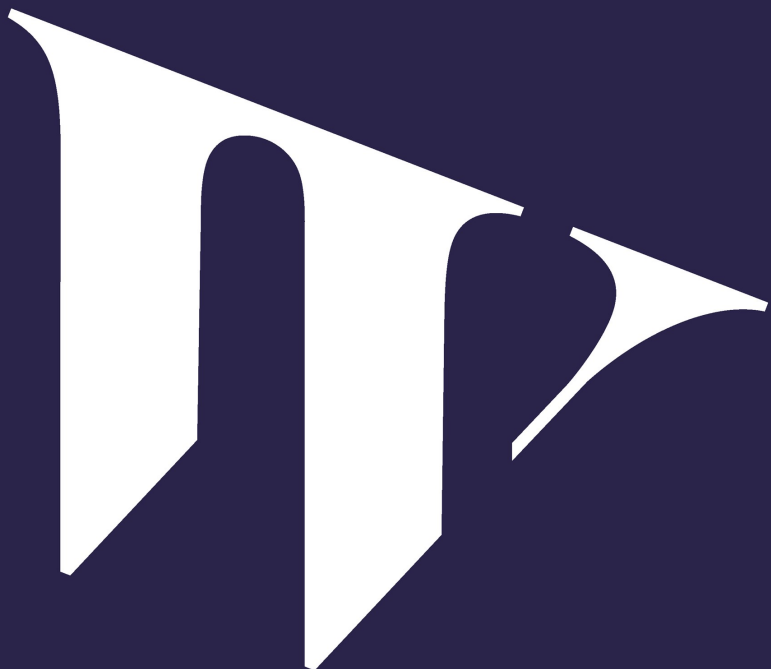




Blakeland House, Old Warwick Road

Warwick CV35 7BT

Guide Price £2,250,000



Blakeland House, Old Warwick Road

Rowington



Summary

Occupying fabulous formal lawned gardens extending to around 1.1 acres, coupled with a neighbouring paddock of circa 2.35 acres, this is an imposing and extended individual detached residence situated within a prime semi-rural location. Accessed via a gated entrance, the property is set well back from Old Warwick Road itself, with the splendid surrounded garden being complemented by ample parking, a large rear roof terrace and beautifully landscaped koi pond.

The neighbouring paddock is ideal for small scale equestrian use, whilst the house itself provides extensive accommodation including four reception rooms to the ground floor. The most striking feature of the first floor accommodation is the master bedroom suite, which includes a comfortable lounge and en suite bathroom and also provides access to the rear roof terrace. Further first floor accommodation includes four additional bedrooms, including an en suite guest bedroom. Overall this is an opportunity to purchase a home of distinction set within an extensive plot which, in conjunction with the paddock, totals around 3.5 acres.



Location

The village of Rowington falls within Warwick District, being five miles north-west of Warwick itself and five miles south-west of Kenilworth. Neighbouring villages include Lawsonford and Lapworth, there also being good local access available to Solihull, Knowle and Hockley Heath. There are numerous highly-regarded eateries within the vicinity including The Boot and The Punch Bowl at Lapworth, whilst despite the leafy semi-rural surroundings of Rowington, the village is also exceptionally well placed for links to the Midland motorway network and commuter rail links to London, Birmingham and other destinations.

Features

- Individual Enlarged Detached Home of Distinction
- Formal Gardens of a Little Over One Acre
- Adjoining Paddock of Approximately 2.35 Acres
- Four Reception Rooms
- Kitchen/Breakfast Room
- Five Bedrooms
- Three Bathrooms
- Heated Outdoor Pool Area
- Imposing Electrically Gated Entrance
- Ample Parking and Double Garage



ON THE GROUND FLOOR

IMPOSING ENTRANCE AREA

A large extended entrance has electrically operated Velux roof lights allowing light to flood in, and from which access is gained to:-

INNER RECEPTION AREA

From which stairs ascend to first floor level.

CLOAKROOM/WC

With fully tiled walls and being beautifully appointed with low level WC and marble wash hand basin with integrated storage below.

LOUNGE

20'5" max x 17'7" (6.22m max x 5.36m)

An elegant family relaxation space featuring dual aspect windows, two of which overlook the swimming pool, modern inset wood burner with marble surround and Adam style fireplace.

SITTING ROOM

14'10" x 11'4" (4.52m x 3.45m)

A comfortable and cosy private sitting room with double doors opening onto the pool area.

STUDY

11'11" x 11'1" (3.63m x 3.38m)

Exceptionally well appointed with a range of fitted furniture including desk and work station, display and book shelving and coordinating cupboard space. Double doors give access from the study to:-

DINING ROOM

22'1" x 17'8" (6.73m x 5.38m)

A large imposing dining room of elegant sophistication that provides a vista over the rear garden and the focal point of which is the magnificent inglenook style fireplace featuring exposed re-claimed brickwork.

OPEN PLAN KITCHEN/BREAKFAST ROOM

KITCHEN AREA

16'4" x 11'1" (4.98m x 3.38m)

BREAKFAST AREA

23'9" x 7'5" (7.24m x 2.26m)

A fabulous open plan combined kitchen and breakfast dining space with the kitchen area being comprehensively equipped with an extensive range of oak cabinetry, including varied storage solutions, granite worktops which are replicated over a central island unit with integrated wine cooler beneath, inset electric hob with Gaggenau integrated oven below together with further integrated oven and microwave.. The kitchen allows through access to the breakfast room which, like the dining room, provides a fabulous outlook over the rear garden and fields beyond and off which double doors give access to the pool area.

UTILITY ROOM

9'1" x 6'3" (2.77m x 1.91m)

Providing ample laundry space and equipped with oak units, undermounted sink unit and granite worktops to replicate those in the kitchen.

ON THE FIRST FLOOR

LANDING

A split-level landing gives access to both the master bedroom suite and the further bedroom accommodation as follows:-

MASTER BEDROOM SUITE

SITTING ROOM

15'2" x 11'10" (4.62m x 3.61m)

An attractive relaxation area annexed to the master bedroom and from which double doors open onto the large rear facing roof terrace.

BEDROOM

23'2" x 16'3" max (7.06m x 4.95m max)

A gloriously light bedroom with triple aspect windows, one of which comprises double doors opening onto the roof terrace, a range of fitted bedroom furniture and access to:-

EN SUITE BATHROOM

With fully tiled walls, a three piece suite comprising wash hand basin, WC and large bath with shower over.

GUEST BEDROOM

17'6" x 11'10" (5.33m x 3.61m)

Being comprehensively fitted with an extensive range of bedroom furniture and with double doors giving access to:-

MAGNIFICENT EN SUITE BATHROOM

12'9" + bath recess x 8'1" (3.89m + bath recess x 2.46m)

With large inset jacuzzi bath, twin granite topped wash hand basins, separate shower enclosure, WC and bidet.

BEDROOM THREE

12'10" x 11'4" (3.91m x 3.45m)

With integral mirror fronted wardrobing, together with fitted dressing table and drawers.

BEDROOM FOUR

11'5" x 8'11" (3.48m x 2.72m)

With fitted wardrobing to either side of bed space.

BEDROOM FIVE / STUDY

7'9" x 6'6" (2.36m x 1.98m)

Providing an aspect to the rear of the house.

FAMILY BATHROOM

10'11" x 6'9" (3.33m x 2.06m)

With four piece suite comprising bath, separate shower enclosure, wash hand basin and WC.

OUTSIDE

ENTRANCE AND DRIVEWAY

Blakeland House is entered through imposing electrically operated wrought iron gates, beyond which a sweeping driveway gives access to a substantial parking area as well as providing access to:-

INTEGRAL DOUBLE GARAGE

With Georgian style door fronting and electric light and power.

FORMAL GARDENS

The house sits well back from Old Warwick Road within a magnificent plot extending to a little over one acre and comprising manicured lawns front and rear, fringed by a host of trees and beds. A koi pond to the far corner features a timber bridge and decked patio area which sits over the pond itself, whilst the large roof terrace that extends across the rear of the house takes full advantage of the view over the rear garden and fields beyond..

OUTSIDE POOL AREA

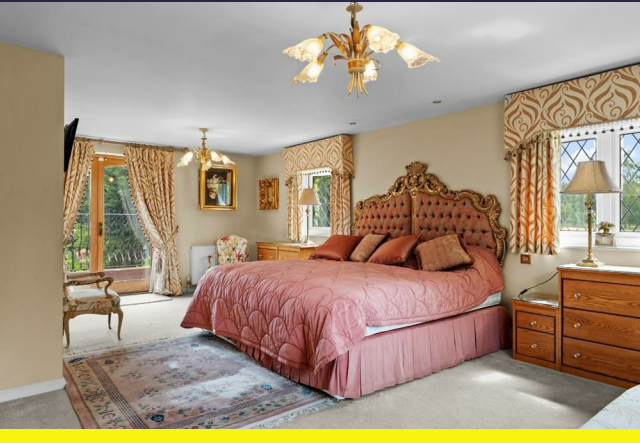
An elegant pool terrace sits directly alongside the house with outdoor heated pool, steps ascending from the terrace to the roof terrace of Blakeland House and access to a purpose-built pool room, fitted with a bar and providing covered alfresco dining/social space.

PADDOCK

An adjoining paddock, estimated to extend to something in the region of 2.35 acres, provides excellent potential for small scale equestrian use, also housing two useful sectional garages providing storage and the oil tank that feeds Blakeland House. The paddock is held on a separate title to be conveyed simultaneously with that of Blakeland House.

DIRECTIONS

Postcode for sat-nav - CV35 7BT.







Floorplan



Total area: approx. 355.6 sq. metres (3827.4 sq. feet)

General Information

Tenure

Freehold

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band H - Warwick District Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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