

A rare opportunity to acquire a substantial six bedroomed period house set in its own grounds, gardens, paddock and woodlands of just over 5 acres with three bedroom barn conversion annex, six garages, gym and tennis court.

The Old Town House is an attractive Grade II listed property steeped in history with many character period features throughout. The property offers flexible accommodation over three levels. Within the grounds lies Hawkes Nest which is an attractive barn conversion which has been renovated to a high standard and provides additional on-site living or potential working from home spaces.

To the rear of the property is an attractive lawned garden, kitchen garden and tennis court with a woodland beyond with its own Shepherds Hut and a paddock to the side of the property. The property is well set back from the main road with further grounds and large pond to the front. Having many outbuildings offering a potential buyer much flexibility to pursue various hobbies and excellent storage options. The agents consider it is essential to see all that is on offer.

#### THE OLD TOWN HOUSE

##### Rear Lobby

With stable door to garden and door to...

##### Utility

15'10" x 8'10" (4.83m x 2.69m)

Fitted with base cupboards with working surfaces over, sink unit, plumbing for washing machine, tiled splashbacks, tiled floor, two windows, fitted cupboard, radiator.

##### Breakfast Kitchen

16' max x 26'7" (4.88m max x 8.10m)

With an attractive timber farm house style kitchen, tiled and solid working surfaces, Belfast sink, partially concealed Neff dishwasher, large central island, Electric Aga, high level wall cupboards, slate tiled floor, double glazed timber framed multi paned window.

Breakfast Area with wall lighting, stable style door to side elevation, further multi paned double glazed window, period bread oven, window to rear elevation, pantry, two radiators.

##### Central Hallway

With exposed stonework and beams, original front door, understairs store cupboard. Second staircase rising to first floor, with understairs store cupboard, window, access point to sealed off cellarage.

##### Rear Lobby

With further door to outside, flagstone floor, door leading to...

##### Ground Floor WC

With white low level WC, wash hand basin, window with secondary glazed units, radiator.

##### Dining Room

9'6" plus inglenook x 14' (2.90m plus inglenook x 4.27m)

With multi paned window with secondary glazed unit, feature exposed stonework and inglenook recess, flagged floor.

##### Sitting Room

27'7" plus inglenook x 16'8" (8.41m plus inglenook x 5.08m)

An attractive, spacious room with beamed ceiling, feature fireplace with onset wood burner with inglenook, wall lighting. Two multi paned windows to rear elevation with secondary glazed unit and further door to garden, radiator.

##### Study

14'9" into inglenook x 10'10" (4.50m into inglenook x 3.30m)

With beams, wall light point, radiator, multi paned window with secondary glazed unit, further glazed window to inglenook.

##### First Floor Landing

With windows to front elevation, exposed beams and feature stonework, sliding doors to AIRING CUPBOARD with insulated hot water cylinder and slatted shelving, high level cupboards over.

##### Bedroom One

16' x 21'10" (4.88m x 6.65m)

With three multi paned windows, two radiators, coved corning, wall light.

##### Shower Room

Fitted with a white suite to comprise; low level WC, wash hand basin, double shower cubicle with wall mounted shower and control, window to front elevation.

##### Bedroom Four

9'9" x 15'3" (2.97m x 4.65m)

With timber framed window with secondary glazing unit behind, radiator, coved corning.





#### Bedroom Three

12'11" x 16'10" (3.94m x 5.13m)

With coved coricing, multi paned windows with secondary glazed unit behind, radiator, feature fireplace, door to walk-in wardrobe with window.

#### Bedroom Two

13'7" x 17'2" inc fitted w'robe (4.14m x 5.23m inc fitted w'robe)

With multi paned window, with secondary glazed unit behind, double radiator, coved coricing, fitted wardrobes, fireplace surround, door to walk-in store.

#### Bedroom Five

9'11" x 11'1" (3.02m x 3.38m)

With feature semi angled ceiling lines, exposed ceiling timber, timber framed window to front, radiator.

#### Family Bathroom

Fitted with a period style suite to comprise; rolled top bath with period style taps and shower attachment, wash hand basin, low level WC, double shower cubicle and rainwater style shower head and additional shower attachment, radiator towel rail, tongue and groove panelling and tiled splashbacks, multi paned window with secondary glazing to side elevation, extractor.

#### Attic Bedroom

Approached via a wonderful dog leg staircase leading up to this two room, semi-open plan space, with sitting and bedroom areas with vaulted ceilings and an abundance of exposed timbers, wide board flooring.

#### Sitting Area

13'3" x 22'8" into eaves (4.04m x 6.91m into eaves)

Fitted bookcase, electric heater. Dormer window to rear.

#### Bedroom Area

17'2" max x 18'4" (5.23m max x 5.59m)

With dormer window to rear, feature vaulted ceilings, hatch to eaves access, fireplace and electric heater.

#### Attached Boiler Room/Store

13' x 11' (3.96m x 3.35m)

With multi paned window, Grant oil boiler controlling the central heating to the main house.

#### HAWKES NEST

Approached to the rear of the main house, Hawkes Nest is an attractive barn conversion. Stylish presented and completed to a high specification, which can be accessed via a separate driveway, if required and is immediately to the side and rear of the main house. Attractive timber entrance door, with Well to the side.

#### Entrance Hallway

With attractive L-shaped hall with brick floor, vaulted ceilings and exposed timberwork and brickwork, bulkhead lighting.

#### Guest WC

With period style WC toilet and wall mounted wash hand basin, skylight.

#### Utility Room

6'6" x 7'1" (1.98m x 2.16m)

With wood block working surface, Belfast sink, space for washing machine, feature vaulted ceiling, sliding door.

#### Inner Hallway

Continues in the same style with tiled floor, bulkhead lighting, double glazed timber doors leading to garden. Cupboard housing Daikin boiler and hot water cylinder, slatted shelving, downlighter points and under floor heating manifolds.

#### Bedroom Three

13'6" x 10'9" (4.11m x 3.28m)

With feature vaulted ceiling, timber panelling, exposed brickwork to stable style double glazed timber doors to front elevation, timber flooring.

#### Bedroom Two

13'1" x 10'8" (3.99m x 3.25m)

With feature vaulted ceiling, timber panelling, exposed brickwork to stable style double glazed timber doors to front elevation, timber flooring.

#### Bedroom One

14'7" max x 10'9" (4.45m max x 3.28m)

With feature vaulted ceiling, timber panelling, exposed brickwork to stable style double glazed timber doors to front elevation, timber flooring. Fitted wardrobe with hanging. Door leading to...





#### En-Suite Shower Room

Fitted with an attractive period style suite with period style WC, circular wash hand basin set into vanity cupboard. Door to shower area with fixed rainwater style showerhead with additional hand held shower attachment, slate look tiled floor, electric towel rail.

#### Family Bathroom

Attractively fitted with a period style suite to comprise; Free standing double ended slipper bath with period style mixer tap with telephone style shower attachment, wash hand basin set onto vintage style stand, period style WC with pull chain, exposed brickwork, downlighter points to ceiling, copper radiator towel rail.

#### Lobby

Lobby leading to mezzanine and ledge and braced door to...

#### Living/Dining/Kitchen

28'11" x 18' (8.81m x 5.49m)

Being an impressive double height vaulted room with exposed timbers.

#### Living/Dining Area

With twin double glazed doors to front and rear, brick floor. Contura contemporary wood burner. Useful understairs store cupboard.

#### Kitchen Area

Comprehensively fitted with an attractive range of blue wall and base units with wood block and marble working surfaces, Belfast sink, mixer tap, Stoves electric Range oven, exposed brickwork, wall light points, breakfast bar, space for American style fridge.

#### Mezzanine Room

13'7" x 17'11" inc staircase (4.14m x 5.46m inc staircase )

Galleried to the living/dining/kitchen with glazed panels, wall light points, radiator.

#### Shower Room

With low level WC, concealed cistern, wash hand basin set into vanity cupboard with mono-mixer, corner shower cubicle with rainwater style shower and additional shower attachment, splashback tiling, tiled floor, electric towel rail.

#### Rear Garden

Laid to a combination of decking and stone chippings with raised borders, patio area, gate also leads to the area behind the Gym and Garage block.

#### GYM AND GARAGE BLOCK

25' x 18'4" (7.62m x 5.59m)

Attached to the side of Hawkes Barn is an attractive brick and stone arrangement of outbuildings providing gym and garaging facilities. Gym approached via steps up to wide ledge and braced door. Main Space with exposed vaulted ceiling, power and light as fitted, door to double garage, staircase up to...

#### Mezzanine Storage Area

7'10" x 18'5" inc staircase (2.39m x 5.61m inc staircase)

#### Double Garage

24'8" x 19'10" (7.52m x 6.05m)

With twin double doors to front, leads to this oversized garage which also has twin double doors to the rear, leading to an outbuilding yard area. Step up and internal door to large garage/workshop, power and light as fitted, storage bench.

#### Large Garage/Workshop

13'4" x 26'11" (4.06m x 8.20m)

To the front outside is a Tesla electric car charging point. With double timber doors to front, power and light as fitted doorway to rear with stairs to loft room and door to outside.

#### Loft Room

14'10" x 30'6" (4.53m x 9.32m)

With light.

#### Mower Shed

11'2" x 17' (3.40m x 5.18m)

Approached to the front of the property via the driveway to Hawkes Nest. With double doors providing useful storage.

#### Additional Garage/Storage Block

Located towards the front of the property there are three garage with twin doors to the front measuring approx 14' x 15' each. Additional brick stable/store to the side.





#### [GROUNDS, GARDEN AND OUTSIDE](#)

The Old Town House is discretely set back from the main road and approached via gated driveway which leads down to a gravel parking area adjacent to the property.

#### [Outside](#)

To the front of the property are lawned grounds and gardens, and a large pond. There is also a separate driveway which leads to the front of the main building and gives independent access if required to Hawkes Nest. There is also an additional gravel parking area to the rear of the front garaging block and the side of the mower shed.

To the right of the main driveway is a Paddock. To the rear of the main house is another lawned garden including ornamental ponds, patio areas, attractive brick walling, kitchen garden with two greenhouses and a tennis court located between the house and Hawkes Nest.

To the rear of the main gardens leads onto attractive woodland which leads through to a Shepherds Hut included in the sale. Also in the kitchen garden is a shed.

#### [Services](#)

All mains services are understood to be connected to the property with the exception of gas and mains drainage. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot

give any warranties in these respects. Heating to the main house is by way of oil fired heating with supplementary electric heating to the top floor. Hawkes Nest is heated by way of air source heat pump. Interested parties are invited to make their own enquiries. Drainage is by the way of a Klargester domestic treatment plant.

#### [Council Tax](#)

Old Town House Council Tax Band G.

Hawkes Nest Council Tax Band G.

#### [Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### [Tenure](#)

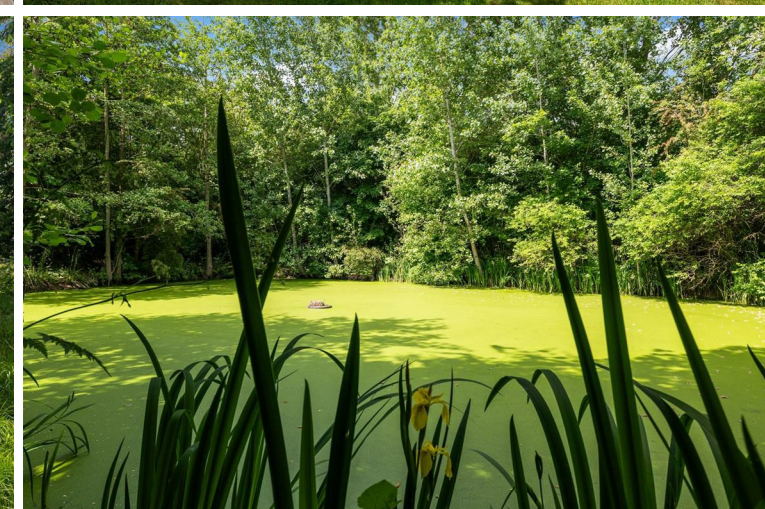
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### [Location](#)

Old Town House  
Knightcote Road  
Bishops Itchington  
Southam  
CV47 2SL













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