



Tall Trees, Southam Road, Kites Hardwick, Warwickshire, CV23 8AA

HOWKINS &  
HARRISON



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Kites Hardwick,  
Warwickshire, CV23 8AA

Guide Price: £950,000

A beautiful period property dating back to the 18<sup>th</sup> Century, set within almost one acre of formal gardens and paddock land with stables. Formerly two cottages, the property has been updated and extended and offers a combination of modern day living with character features. Located on the edge of Kites Hardwick, the property benefits from off-road parking for numerous vehicles, an oak framed double car port with attached office, tandem garage, workshop and converted studio/annex. Offered for sale with no onward chain.

### Features

- Stylish interior with character features
- Five bedrooms
- Mature landscaped gardens and grounds
- Outdoor pool
- Exposed beams and timbers
- Oak framed double car port and attached office
- Brick-built garage
- Summer house currently being used as a gym
- Workshop and separate bike shed
- Converted self contained annex/studio
- Stables, tack room and paddock
- Plot extending to approximately 0.92 acres
- Electric timber gates



## Location

The property is situated on the A426 approximately 2 miles south of Dunchurch village centre. Rugby and Southam town centres are nearby and Leamington Spa is just a 20 minute drive from the house. Dunchurch provides a range of local services and there are many strong schools within a 10 mile radius including Bilton Grange Preparatory School, Southam College and Princethorpe. The property has excellent road connections with the A45/M45 approximately 2 miles north by road giving access to the M1. London Euston can be reached by train from Rugby in under 1 hour. The family friendly walks, sailing and facilities on offer at the popular Draycote Water reservoir are just 1 mile from the front door.



## Ground Floor

Enter through an oak framed porch with vaulted ceiling via a solid oak, studded and braced front door. This leads to a welcoming entrance hall with oak panelling, providing access to the spacious ground floor accommodation. The snug overlooks the front lawn and has a charming Victorian style feature fireplace with shelves fitted in the recesses and exposed ceiling timbers. Adjacent to the snug is a beautiful kitchen/dining room with a vaulted oak ceiling and A-frame timbers. The kitchen is fitted with a range of bespoke, hand painted cabinets and drawers, along with an enamelled four oven Everhot range cooker with hot plates and electric hob, complemented by granite work surfaces. There is a Belfast sink, dishwasher and space for an American style fridge/freezer. This impressive room is fitted with slate flooring, a contemporary log burner and two sets of bi-fold doors which link to the rear terrace and garden. The spacious kitchen also has useful under stairs storage cupboard, making for an ideal pantry area, and a brace and latch door which provides access to the cloakroom, fitted with contemporary grey wood panelling to the walls, WC and wall hung wash hand basin, further continuing through to a useful area for storing shoes and hanging coats. The sitting room has further exposed ceiling timbers, storage cupboard & shelving, windows overlooking the front aspect and a wonderful inglenook fireplace with open fire on a slate hearth, providing a wonderful focal point to the room. Separate doors lead to through to the family room and to a spacious boot room/utility. This large 'Bootility' room has ample space for a washing machine and tumble drier with further fitted cupboards, shelves and a Belfast sink. The family room, which has previously been used as a dining room, is accessed from the sitting room and also offers access to the rear garden and this room also boasts a brick-built fireplace with log burner on a raised hearth, with fitted shelves and cupboards either side.





## First Floor

A galleried landing provides access to the first floor accommodation. The principal suite has a vaulted ceiling with A frame timbers and beams, bespoke fitted cupboards and a walk-in wardrobe. Multi aspect windows afford plenty of natural light and provide wonderful views to the rear and side aspects. The adjacent family bathroom is fitted with wood effect flooring, part tongue and groove panelling to the walls, along with a claw foot bath with Victoriana sanitaryware over, bidet, WC, wash hand basin, chrome heated towel ladder and a chrome and glass shower enclosure with metro style tiling and rainfall shower. Bedroom two has been designed with fitted wardrobes, with one of the doors cleverly concealing a further landing, accessed from an additional staircase, providing access to bedroom five, which has a delightful porthole window and a shower room. Bedrooms three and four overlook the front aspect, with bedroom three also benefitting from fitted wardrobes.





## Outside

The property is approached via timber electric gates which open to a sweeping block paved driveway, with parking on a gravelled area in front of a two bay, open fronted oak framed carport under a cedar shingle roof and clock tower. Adjacent is an integrated office with exposed timbers and is fitted with oak flooring. The driveway continues along the side of a further brick-built garage which extends to a five-bar gate, providing vehicular access to the paddock. The gardens to the front of the property are mainly laid to lawn with established beds planted with a variety of mature shrubs and trees. To the rear of the property there is a large paved terrace, ideal for outdoor dining and entertaining, an original well and a raised deck area with a plunge pool and space for additional seating/entertaining. The majority of the garden is mainly laid to lawn, with an established apple and plum orchard, impressive natural duck pond with central nesting island, timber jetty with weeping willows, large chicken coop and a paddock enclosed by post and rail fencing. There are numerous outbuildings including a workshop, bike shed, a summer house currently being used as a gym, and a stable block with two stables and two tack rooms and associated hard-standing areas, including a horse-box parking space.





## Annex/Studio

Opposite the kitchen door is an annex/studio, currently being used as a guest bedroom with wood effect flooring, electric heater and storage. There is a sink inset into work surface over a cupboard, with space for a fridge and shelving above, along with an ensuite shower room.



## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing

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

## Fixtures and Fittings

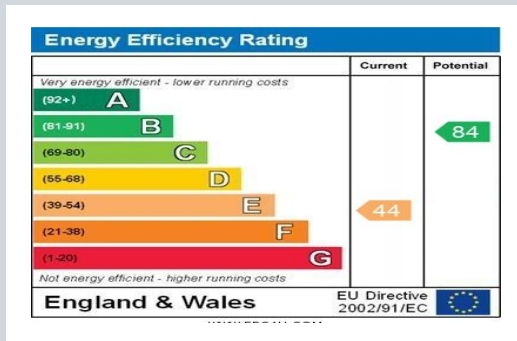
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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, gas and drainage services.

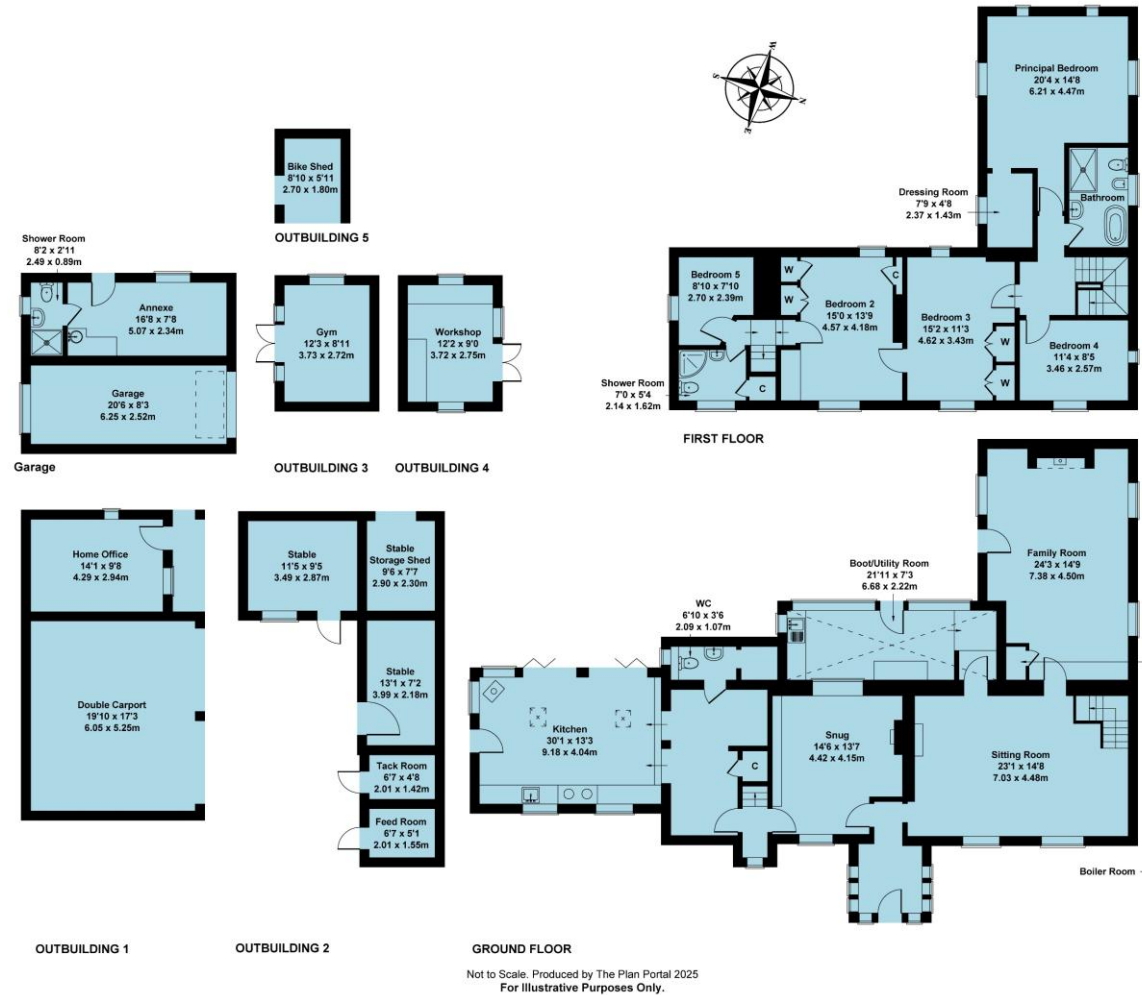
## Local Authority

Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – G.



## Tall Trees Southam Road Kites Hardwick CV23 8AA

Approximate Gross Internal Area  
3886 sq ft - 361 sq m



## Howkins & Harrison

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