



Jordan Well
16 Coventry Road | Bulkington | Warwickshire | CV12 9ND

FINE & COUNTRY

JORDAN WELL

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Approach via a double set of electric gates leading onto a sweeping driveway, which also offers ample parking, whilst overlooking the awe-inspiring setting of the lake and the mature and established foliage.

This superior property boasts four ample reception rooms, a very generous bespoke kitchen/breakfast/entertainment room with underfloor heating, plus a further dining area opening onto the alfresco raised patio dining outside, an exceptionally large playroom,

sauna, utility, shower room, a gym which boasts bi-folding doors and your very own personal cinema room.

The main bedroom offers a bespoke dressing room plus a luxury bathroom with sunken bath and separate walk in, rain shower, including outstanding views. Two further bedrooms boast en-suite facilities, as well as the principal bathroom with a roll top bath.

Externally surrounding this stunning home are these well maintained and established mature formal gardens, an orchard, and kennels which has a separate isolator plus could be easily converted into an office space and/or annex.

Upon crossing the threshold of Jordan Well, via the porch, into the warm welcoming entrance hall with stairs arising to the first floor, Jordan Well boasts three reception rooms comprising of a Sitting room which has a stunning view of the front elevation, including the lake. The Sitting Room further benefits from an attractive fireplace which boasts a wood burner. Secondly, the Dining Room has the additional benefit of a dual aspect which overlooks the stunning front elevation with the awe-inspiring setting of the lake and French doors that open onto the raised alfresco dining patio overlooking the mini orchard. Thirdly, the recently "Strachan" designed (2020) home office, be careful... as the view could easily be a welcomed distraction!









Seller Insight

“ Located north east of Coventry in the Warwickshire village of Bulkington, this excellent property set back from the road with a sweeping drive, natural lake with water features and generous leafy garden, offers an abundance of space and comfort with an air of luxury. Originally built in the 1960s, it has been subject to various extensions and improvements making it an excellent modern yet traditional home. 'The size of the house, with its exceptionally large bespoke designer kitchen with top range fitted appliances and large AGA, along with the five double bedrooms, three of them with en-suites, and the wonderful sense of privacy afforded by the plot was a real pull for us!

The semi-rural location with both town and country easy to access also make it very convenient. The recently added extension includes a large double storey extension giving the house its third large en suite, a dressing room to the master suite, a gym, sauna, cinema room, and a large utility room and playroom. Outside has also undergone huge improvements. The in-house office has been refitted with bespoke Strachan Oak furniture and includes lots of hidden electricity points, ports, and storage for convenience. The stairs – a real stand-out feature – were refurbished in 2019 by Neville Johnson in solid oak. The house strikes the perfect balance between feeling modern and homely. The electric gates, hedging and trees give a great sense of security and privacy which enable you to shut the world out and relax,' say the current owners.

'To add to the charm of the garden, which wraps-around three sides of the house, we had a fountain fixed into the lake and put a bridge over the stream. The trees – Acers, Magnolias, Plum, Apple and Pear – really make the garden special, along with a menagerie of visiting ducks, birds, deer, hedgehogs and foxes.'

'The kitchen is the heart of the house with its unique tailor-made cupboards, granite surfaces, inbuilt NEFF dishwasher, freezer, fridge, coffee machine, microwave and warming AGA. There is underfloor heating throughout the kitchen and into the large utility room, which has a sauna and shower room. The house has the added luxury of a fully fitted gym with rubber flooring and a professionally fitted cinema room with surround-sound and lighting. Needless to say, it's a fantastic house for entertaining.'

'With the house being quite private we don't see a lot of our neighbours but when we do, they are always very friendly and willing to help out. The village has a real sense of community; it has three pubs, two good convenience shops, schools and no less than five hair salons!'

*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.





The Kitchen/Entertainment/Breakfast Room has a range of bespoke eye-level and base units, granite preparation surfaces with complimentary tiling, under unit lighting, illuminated preparation surfaces, and integrated appliances including a dishwasher, fridge, freezer, microwave, and NEFF Coffee Machine. Centre island with granite work surface, 1&1/2 bowl sink unit, cupboards, and drawers below, large 'Aga' with twin hot plates, 4 ovens and companion cooker, ceramic hob with lighting above, Amtico flooring with under floor heating, skylight windows, double glazed windows to the rear elevation overlooking the rear gardens.

This room further benefits from a dining area which continues with Amtico flooring and under floor heating. With French doors opening onto the raised alfresco dining patio the garden overlooks the stunning formal gardens.

This Kitchen/Entertainment/Breakfast Room opens onto this stunning light and airy Boot Room where it has a remarkable vaulted curved ceiling with an added benefit of further light from skylights.



This Boot Room boasts: a Utility Area comprising a range of wall and base units, work surface, complimentary tiling, a single bowl sink unit with mixer tap over, plumbing for washing machine, Amtico flooring with under floor heating door to garden, with built in cupboards, and inset ceiling lighting.

Downstairs Shower Room with tiled shower cubicle with shower screen, vanity hand wash basin with mirror and light above, low flush WC, inset ceiling lighting, and a chrome heated towel rail.

And your own personal Sauna.

This leads onto your exclusive Gym Room with bi-folding doors, soft flooring with a curve vaulted ceiling. Following on with your own personal Cinema Room with 9ft screen, 4k Projector and professionally fitted surround sound. This offers the family all you need for a classic movie – you will have to remember to bring the popcorn and snacks from the kitchen though!





Sleeping Quarters:

Stairway leading to landing with galleried balustrade which leads onto:

Main Bedroom offers stunning views upon the setting of Jordan Well whilst offering a bespoke Hammonds fitted dressing area with ample high specification wardrobes and a sky tunnel allowing natural light to come flooding through. A bespoke en-suite bathroom which offers a sunken bath and wow-factor walk-in waterfall shower facilities.

Bedroom Five with double glazed windows to the rear and side elevations overlooking the stunning garden. En-Suite Shower Room comprising a tiled shower cubicle with shower screen, low flush WC, hand wash basin, tiled wall surrounding, shaver point, Amtico flooring, chrome heated towel rail, and inset ceiling lighting.











Bedroom Two with double glazed window to the front elevation with the awe-inspiring views of the lake. En-Suite Shower Room with twin tiled shower cubicle and shower screen, low flush WC with concealed cistern, pedestal hand wash basin with mirror above, chrome heated towel rail, inset ceiling lighting, and Amtico flooring.

Bedroom Four with double glazed window to the front elevation overlooking the stunning location.

Bedroom Three with a double-glazed window to the rear elevation overlooking the established formal gardens.

Principal Bathroom which comprises of a roll top bath with mixer taps and shower attachment over, low flush WC, bidet, tiled shower cubicle with shower screen, pedestal hand wash basin, tiled wall surrounding, Amtico flooring, mirror fronted medicine cabinet, shaver point and chrome heated towel rail.





Outside:

Jordan Well has a double electric gated entrance with a sweeping driveway leading to a double garage and ample parking.

A stunning setting of a lake with water features, a bridge, ambient lighting, a selection of foliage/trees/bushes and so you can appreciate the view via the swing seat with steps leading you back to your home.

To the side & rear are lawned gardens, paved raised patio ideal for alfresco eating, a mini orchard, variety of trees and shrubs, and an enclosed rear garden which is mainly laid to lawn.

Double Garage - With electric opening doors, power and light supply, mixer tap, button flush WC, and black gloss tiled flooring.

Kennels with its own isolator with power and light. This could be converted to an office or annex.





LOCATION

The property is situated in the village of Bulkington with convenient links to Coventry, Bedworth, Nuneaton, and motorway links such as M1 and M69. The 10th largest city in England, Coventry was the capital of England more than once in the 15th century and its heritage includes the Roman Fort at Baginton, Lady Godiva, St Mary's Guildhall (where kings and queens were entertained) and three Cathedrals. Coventry is situated 95 miles from central London, 19 miles from Birmingham, and 24 miles from Leicester. Coventry was the world's first twin city, when it formed a twinning relationship with the Russian city of Stalingrad and is now twinned with 26 cities around the world. The Inter-City rail link from Bedworth station reaches London Euston in just under an hour.





Services

Mains gas, electricity, water, drainage, telephone, and security alarm.

Local Authority

Nuneaton & Bedworth Council.

Viewing Arrangements

Strictly via the vendors sole agents Graham Howell on 07972 61 6405 or Fine & Country Coventry on 024 7650 0015

Website

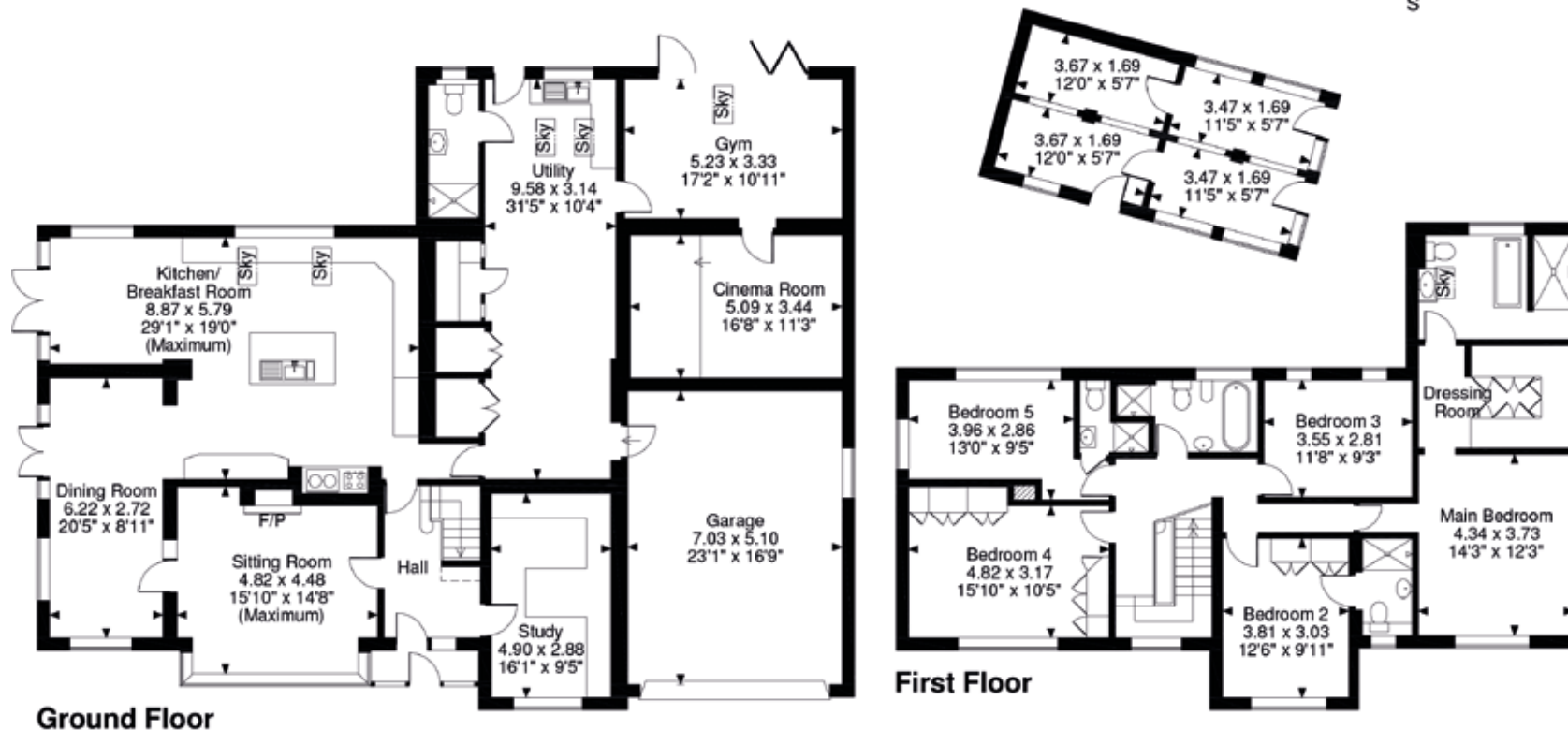
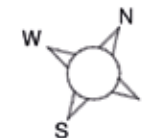
For more information visit www.fineandcountry.com/uk/coventry

Opening Hours:

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



Coventry Road, Bulkington, Bedworth
Approximate Gross Internal Area
Main House = 3339 Sq Ft/310 Sq M
Garage = 390 Sq Ft/36 Sq M
Outbuilding = 277 Sq Ft/26 Sq M



Ground Floor

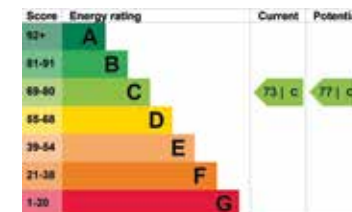
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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GRAHAM HOWELL

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

YOU CAN FOLLOW GRAHAM ON



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 the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.

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