

THE COACH HOUSE

WOOTTON GRANGE • KENILWORTH





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*A beautifully appointed former Coach House
with paddock within walking distance of Kenilworth
town centre and the Abbey Fields*

Entrance hallway • Drawing room • Dining/play room
Kitchen/dining room • Utility room • Guest Cloakroom

Master bedroom • 3 Further bedrooms • Family bathroom • Shower room

Annexe with sitting room, games room and home office

Store

Patio terrace • Garden • Driveway with parking for up to 4 cars

Paddock totalling in all about 1.6 acres (0.65 hectare)

Coventry 5 miles (intercity trains to London Euston from 59 minutes)

Warwick 6 miles • Warwick Parkway Station 6 miles (trains to London Marylebone
from 69 minutes) • Leamington Spa 7 miles • M40 (J15) 8 miles

Birmingham International Airport 11 miles • Stratford upon Avon 15 miles

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Your attention is drawn to the Important Notice on the last page of the text.



Situation

- The Coach House is situated within the parish of Leek Wootton on the fringes of the popular Warwickshire town of Kenilworth, just a short walk from the town centre and the beautiful Abbey Fields
- Kenilworth is a small market town in the heart of Warwickshire which is known for its historic castle which dates back to Norman times. The town offers a wide range of shops, including a Waitrose, restaurants, public houses, sports facilities and general amenities to suit a variety of tastes
- The property is well placed for the motorway and rail networks and Birmingham Airport
- The area is well served by a range of state, grammar and private schools including All Saints Church of England Primary School in Leek Wootton, Crackley Hall in Kenilworth, King Henry VIII and Bablake in Coventry, Warwick School for Boys and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa
- Stratford upon Avon, the region's cultural centre with its Shakespearean heritage and theatres is 14 miles away and an Art Centre at Warwick University is 4 miles away
- Kenilworth has its own golf club, with The Warwickshire and Stoneleigh clubs also nearby
- Racing is at Stratford upon Avon, Warwick and Cheltenham and sailing and fishing at Draycote Water

Description of property

- The Coach House is one of five individual properties which make up Wootton Grange. Formerly a coach house the property has been thoughtfully converted and is now a fabulous family home
- The main front door leads into an impressive hallway with feature brick arch over. The hallway gives access to the principal reception rooms and the guest cloakroom as well as the staircase which rises to the first floor galleried landing
- The main drawing room benefits from a triple aspect and features exposed timberwork and engineered, sawn, grey oak





flooring. A brick built fireplace with log burning stove provides a lovely focal point to the room, whilst a glazed door leads out onto the patio terrace

- Generous dining room benefitting from views over the rear garden and a door onto the patio terrace. This room also feature exposed timbers and is currently used as a playroom
- The kitchen/dining room which was originally the farm brewery has a dual aspect overlooking both the courtyard to the front and the patio terrace to the rear. Contemporary fitted base and wall units topped with wooden surfaces and a breakfast bar, integrated appliances and double Belfast style sink. Travertine flooring runs throughout the kitchen and dining area through to the adjacent utility room which has space for both a washer and dryer and gives access to the patio terrace through a stable door
- To the first floor the galleried landing opens into the property's four bedrooms, family bathroom and a separate shower room. The master bedroom features a dual aspect with views over the garden and fields beyond and floor to ceiling built in wardrobes. There is an outside staircase from the master bedroom to the driveway which is the original coach house stairs. There are two further double bedrooms and a single/nursery
- The annexe provides further flexible reception space with a sitting room and adjacent games room on the ground floor, both of which feature slate tiled flooring and bi-folding doors out on to the patio terrace. An oak staircase rises from the sitting room to the first floor where there is a large study area with built in oak furniture
- A useful store lies between the main house and the annexe and is a perfect space for storing garden equipment and bicycles etc. The store was originally used as the bakery and the oven outline can still be seen
- Planning permission has been granted to link the main house to the annexe with a brick extension that would enable the store to be accessed internally and be converted into a shower room/ utility room with stairs leading to a further bedroom above. The games room would also now be accessible via the proposed extension

Gardens and grounds

- A private gravel driveway lies between the patio terrace and the garden at the rear of the property and provides ample parking for four cars
- The generous rear garden is mainly laid to lawn, with a range of mature trees and is bordered by an established hedgerow. There is also a covered log store within the garden
- A five bar gate leading from the shared driveway gives access to the paddock which totals around 1.6 acres

Services

All mains services are connected to the property. Gas fired central heating. Telephone and superfast fibre optic broadband.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, with the exception of the fitted carpets, specified curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Directions (CV8 1FE)

From the M40 (J15) proceed along the A46 towards Coventry. After approximately 6 miles turn left signposted Kenilworth. At the island take the first exit onto the A452 Leamington Road and then the first exit on the one way system onto the Warwick Road signposted Leek Wootton. Continue along the Warwick Road for approximately 0.4 mile and the entrance to the property can be found on the right hand side.

Terms

Tenure: Freehold

Local Authority: Warwick District Council.
Telephone 01926 450000.

Viewing

By prior appointment only with the agents.



Annexe



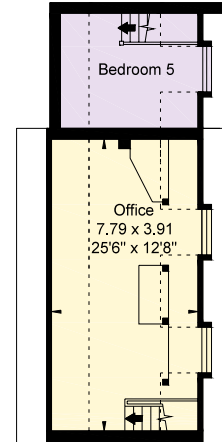
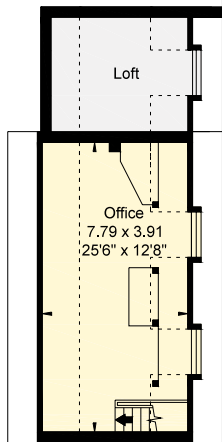
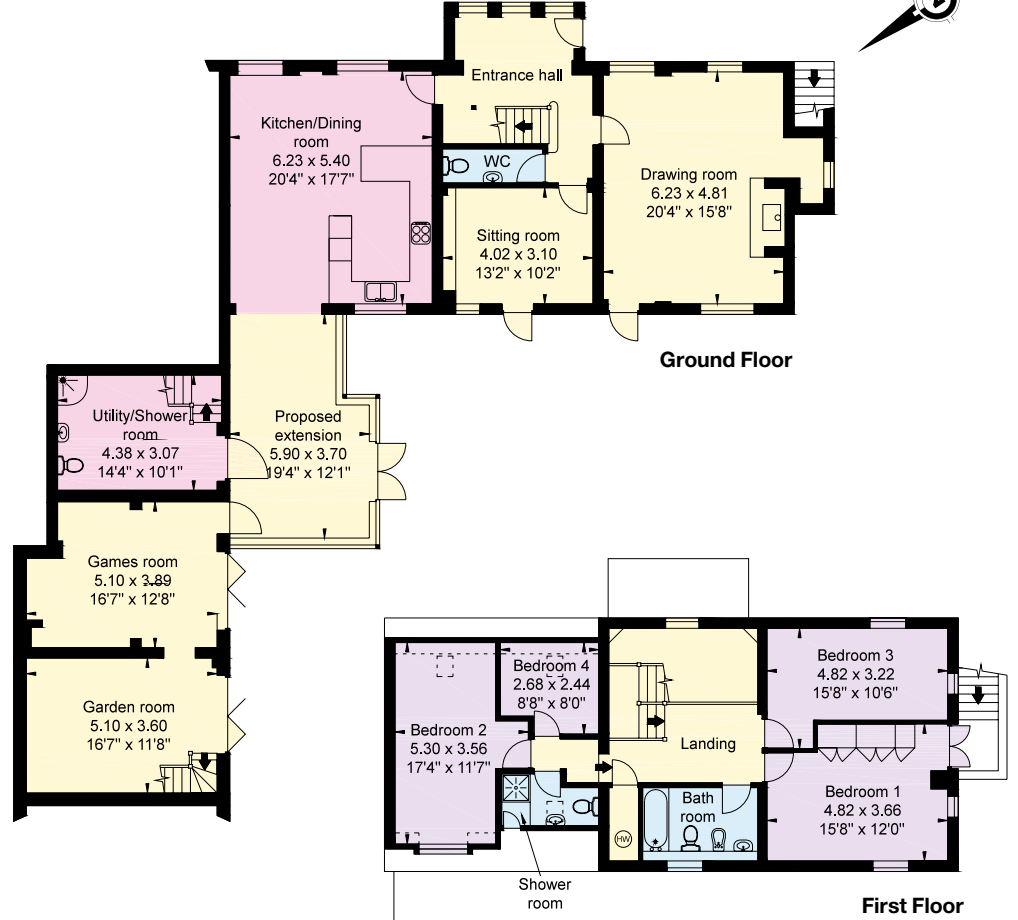
Annexe



Annexe

Existing

Proposed



Denotes restricted head height

Denotes restricted head height

Existing

Approximate Gross Internal Floor Area
 House: 196 sq m (2,110 sq ft)
 Annexe: 84 sq m (904 sq ft)
 Total: 280 sq m (3,014 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

Proposed

Approximate Gross Internal Floor Area
 300 sq m (3,229 sq ft)

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