



## Ford House, Castle Road

Kenilworth, CV8 1NG.

- One Of Kenilworth's Finest Homes
- 6 Bedrooms 4 Bathrooms (all ensuite)
- 5+ Reception Rooms
- Large Dining Kitchen & Utility

Asking Price Of £1,995,000







### THE PROPERTY

Ford House dates from approximately 1895 and is a magnificent large detached character home set within 1.13 acres of beautiful gardens. Backing onto the Abbey Fields with magnificent rear views and opposite Kenilworth Castle, it is within easy walking distance of all town's amenities and facilities. The house offers fine spacious and well maintained accommodation presented to a high standard with cellars, heated and covered swimming pool with changing facilities, three car garaging, drive approach and parking. The house has the potential to offer a separate annex or indeed could be divided into two separate homes.

### APPROACH

The property is approached over a driveway entrance to a block paved forecourt with steps to

### HALF OCTAGONAL PORCH

Coved timber supports and glazed roof with external lanterns and handsome solid front door to

### STAIRCASE HALL

16' 10" x 14' 0" (5.13m x 4.27m) With magnificent sweeping central "Gone with the Wind" oak staircase with full height ceiling above with inset ceiling rose providing natural daylight to this spacious reception area with rooms leading off.

### DINING HALL

18' 1" x 18' 1" (5.51m x 5.51m) Marble fireplace, moulded ceiling, feature leaded glazing.

### DRAWING ROOM

23' 9" x 22' 3" (7.24m x 6.78m) Marble fireplace, bay window, door to garden, moulded ceiling with cornice.



### STUDY/LIBRARY

18' 1" x 16' 4" (5.51m x 4.98m) Moulded ceiling with cornice, views over the garden and to Abbey Fields beyond, door to garden, fireplace, double panelled and leaded glazed doors to dining hall.

### FAMILY ROOM

16' 10" x 13' 2" (5.13m x 4.01m) Feature full height leaded glazed windows with central door, opening to a covered loggia overlooking the garden and offering a sheltered seating position to enjoy the gardens and views over Abbeys Fields beyond.

### DINING KITCHEN

27' 2" x 12' 8" (8.28m x 3.86m) In distinct kitchen and dining areas with a central peninsular unit all with ceramic tiled flooring.

### KITCHEN AREA

Comprehensively fitted with oak base and wall units with drawers and glazed display unit, Corian work surfaces with matching sink units, integrated appliances, with hob with illuminated cooker hood above, split level double eye level ovens and dishwasher, twin refrigerators and separate freezer, under unit lighting.

### DINING AREA

Patio doors opening to the gardens, ample space for dining table and chairs and door to

### SNUG

13' 3" x 10' 3" (4.04m x 3.12m) Window to side.

### UTILITY ROOM

9' 10" x 8' 0" (3m x 2.44m) Fitted with base and wall units, sink unit and space and plumbing for appliances, door to outside.

### CLOAKROOM

6' 4" x 6' 7" (1.93m x 2.01m) Cloaks area with vanity wash area with door to separate lavatory with low level WC.

## SECONDARY ACCOMODATION

Accessed from the main hall is the spacious separate annexe comprising a sitting room, double bedroom (currently used as a gymnasium) fitted kitchen and cloakroom. This useful accommodation could be fully self contained with its own entrance at the side of the property and utilised for a relative, home office, consulting room or as currently incorporated as part of the main house.

## SITTING ROOM

18' 4max" x 13' 1" (5.59m x 3.99m) Fireplace and door opening to

## KITCHEN

14' 3" x 7' 4" (4.34m x 2.24m) Fitted with base and wall units with sink unit and space for appliances.

## GYM/BEDROOM

13' 1" x 11' 7" (3.99m x 3.53m) A ground floor bedroom with garden facing aspect with views beyond currently utilised as a gymnasium.

## CLOAKROOM

With low level WC and wash hand basin.

## BASEMENT

The cellars are accessed from stairs from the inner hall off the dining hall to three large centrally heated cellars currently utilised as games room with snooker table, workshop and wine cellar/store and an additional abundance of useful storage as well as incorporating the Keston 55 gas fired boiler for central heating and hot water. The basement area offers scope to convert to additional accommodation (subject to the necessary building regulations and consents)

## CELLAR 1

23' 1" x 21' 5" (7.04m x 6.53m)

## CELLAR 2

13' 3" x 10' 8" (4.04m x 3.25m)

## CELLAR 3

13' 4" x 13' 2" (4.06m x 4.01m)

## FIRST FLOOR ACCOMODATION

## LANDING

Being galleried and full height over the staircase with a feature rose lantern giving natural light over the staircase being a delightful feature and giving a feeling of space. The inner landings lead to the bedrooms with two built in heated linen cupboards.

## MASTER BEDROOM 1

23' 9" x 16' 3" (7.24m x 4.95m) Comprehensively fitted with wardrobes and bedroom fittings in natural wood with wardrobes with display features, dressing table in feature bay window area and delightful views over the garden and to Abbey Fields.

## ENSUITE FULL BATHROOM

8' 11" x 9' 5" (2.72m x 2.87m) White sanitary ware with panelled bath, twin vanity units with cupboard beneath and large mirror above, separate shower cubicle, low level WC and bidet.

## BEDROOM SUITE 2

18' 3" x 10' 3" (5.56m x 3.12m) Spacious double bedroom with three leaded windows on two sides providing views across the gardens and towards Kenilworth Castle and door to

## ENSUITE FULL BATHROOM

7' 4" x 5' 5" (2.24m x 1.65m) Panelled bath with shower over and full tiling, wash hand basin and low level WC.











### **BEDROOM 3**

17' 9" x 12' 1" (5.41m x 3.68m) A spacious double bedroom with views of Kenilworth Castle and a door to en suite bathroom.

### **BEDROOM 4**

17' 10" x 13' 1" (5.44m x 3.99m) Spacious double bedroom with leaded windows giving views into the garden and Abbey Fields beyond

### **BEDROOM 5**

12' 8" x 10' 9" (3.86m x 3.28m) Doubler bedroom with a range of built in furniture and a door to en suite bathroom.

### **BEDROOM 6**

11' 9" x 10' 4" (3.58m x 3.15m) Double bedroom, a door to en suite bathroom and range of built in bedroom furniture.

### **BATHROOM 3**

12' 1" x 7' 4" (3.68m x 2.24m) Jack and Jill to bedrooms 3 and 6 being fitted with bath, shower cubicle, vanity wash hand basin and low level WC, ceramic tiling.

### **BATHROOM 4**

13' 1" x 7' 2" (3.99m x 2.18m) Jack and Jill to bedrooms 4 and 5 being fitted with bath, shower cubicle, vanity wash hand basin and low level WC, ceramic tiling.

### **OUTSIDE**

#### **GARDENS AND GROUNDS**

Ford House is well positioned in grounds totalling 1.13 acres. The drive from the road passes three car garaging leading to the front block paved forecourt with ample parking.

### **THE GARDENS**

The mature gardens are a beautiful feature surrounding the house to two sides and laid out with a number of different garden areas to enjoy. Surrounding the house is the top terrace leading to the top lawn, with the brick terrace leading to the lower lawn with stone steps and circular pond with water feature and set amongst clipped yew hedging. Further garden areas include "The Ridge", "The Yard" with range of storage sheds and "The Spinney" with a large greenhouse.

### **COVERED HEATED SWIMMING POOL**

48' 9" x 32.5' (14.86m x 9.75m) The gas fired heated swimming pool is discreetly nestled within the gardens and situated in a impressive contemporary pool house having been fully renovated and redesigned in 2008. The renovation included a cutting edge electrically operated bespoke retractable enclosure. The design enables the pool to be used all year being both indoor for the winter months and outdoor for the summer months. Adjoining the pool are modern, up to date "His and Hers" changing facilities with shower and wc facilities together with a pump/filter and boiler room.

### **SERVICES**

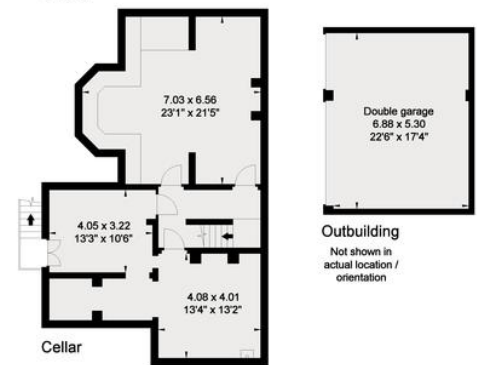
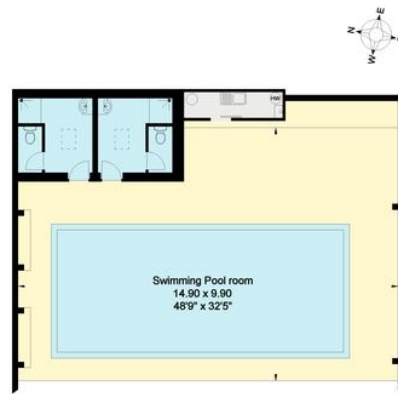
All main services connected to the property. Gas fired central heating. Telephone with internal exchange with up to 24 extensions. Broadband with Wi-Fi network. There is also a fire and burglar alarm system with central monitoring facility.

### **FIXTURES AND FITTINGS**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

### **DIRECTIONS**

From the clock tower take the first exit at the roundabout onto Borrowell Lane proceed into Castle Road and take the sharp right hand bend, the property can be found on the right hand side.



APPROXIMATE GROSS INTERNAL FLOOR AREA:  
House: 561 sq m (6,040 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	78

England, Scotland & Wales | EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		40	68

England, Scotland & Wales | EU Directive 2002/91/EC

**COUNCIL TAX BAND**  
Tax band G

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Warwick District Council

**OFFICE**  
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Kenilworth  
Warwickshire  
CV8 1EF

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements