



Lewberry Close
Ashow | Kenilworth | Warwickshire | CV8 2LE





STEP INSIDE

Lewberry Close

A rare opportunity to acquire an impressive and substantial country home in the popular village of Ashow. With over 5,000 sq. ft. of accommodation this beautifully presented family home sits in 1.5 acres and is in an idyllic location, being close to both Kenilworth and Leamington Spa with far reaching views over the Warwickshire countryside.

Accommodation summary

This spacious family home features six bedrooms, four bathrooms and four reception rooms, with a large kitchen diner complete with Aga. Immaculately presented, Lewberry Close offers all the modern comforts in a wonderful location.

Ground Floor

A generous hallway with log burner leads to a large reception room, dining room and family room as well as a study and downstairs w.c. An impressive kitchen/diner is the heart of the home and is a great space to cook and entertain. The shaker style kitchen features granite worktops and an Aga. French doors lead out onto the South facing terrace. A boot room, utility and second downstairs w.c. complete the ground floor accommodation. There is underfloor heating throughout.

First Floor

A spacious landing leads to four double bedrooms, three with en-suites, and a family bathroom. The main bedroom features a bay window and has a dressing room with fitted wardrobes and a large en-suite with walk in shower and bath. Underfloor heating throughout.

Second Floor

The second floor offers two further bedrooms and attic storage.















STEP OUTSIDE

Lewberry Close

At the front of the property wrought iron gates lead to a large driveway with ample parking for numerous vehicles, as well as a garage with integrated workshop. The mature landscaped gardens, complete with box hedged borders and central fountain, total 1.5 acres. The impressive South facing terrace with reclaimed period flagstones looks out over the gardens and countryside beyond.

Location - Ashow

Ashow is a small village located in the heart of rural Warwickshire. It has a small population of just over 100. It is approximately 2.5 miles south of Kenilworth and 4 miles north of Leamington Spa.

Lewberry Close whilst feeling rural, is conveniently situated close to nearby towns and cities including Kenilworth, Leamington Spa, Warwick, Stratford Upon Avon and Coventry. The town of Kenilworth, with its historic castle, offers an array of shops, bars and restaurants including The Cross which earned Michelin star status in 2014 and holds the accolade of 'Best Restaurant in Warwickshire'. The town has two theatres and superb leisure facilities at the Warwickshire Golf Club. For those who like to keep active there are a number of beautiful locations nearby for walking or cycling, including Kenilworth Common, Kenilworth Greenway, Ryton Pools Country Park and Abbey Fields. Access to the Midlands motorway network is also within easy reach with nearby A46, M40, and M42 with access to the M1 and M6, Birmingham International Airport and Railway Station and Birmingham NEC. Rail links to Birmingham and London are available from Warwick Parkway or Leamington Spa stations, both a short drive away. There are excellent options for both state and private schooling nearby with Warwick School for boys, along with its sister school, Kings High School for Girls and Warwick Preparatory and Junior Schools. In addition, other private school options can be found at Arnold Lodge and Kingsley School (for girls) in Leamington

and King Henry VIII in Coventry. There are several state primary schools locally too. The University of Warwick close by is among the highest rated in the country.

Services

Mains electricity, water and telephone are all understood to be connected to the property. The property has oil fired central heating and a Klargester.

Health and safety risks

- If raining/frost the patio area can be very slippery
- Open wild pond at rear of property

Local Authority

Warwick District Council

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

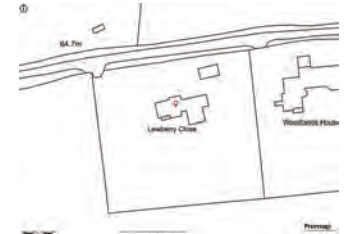
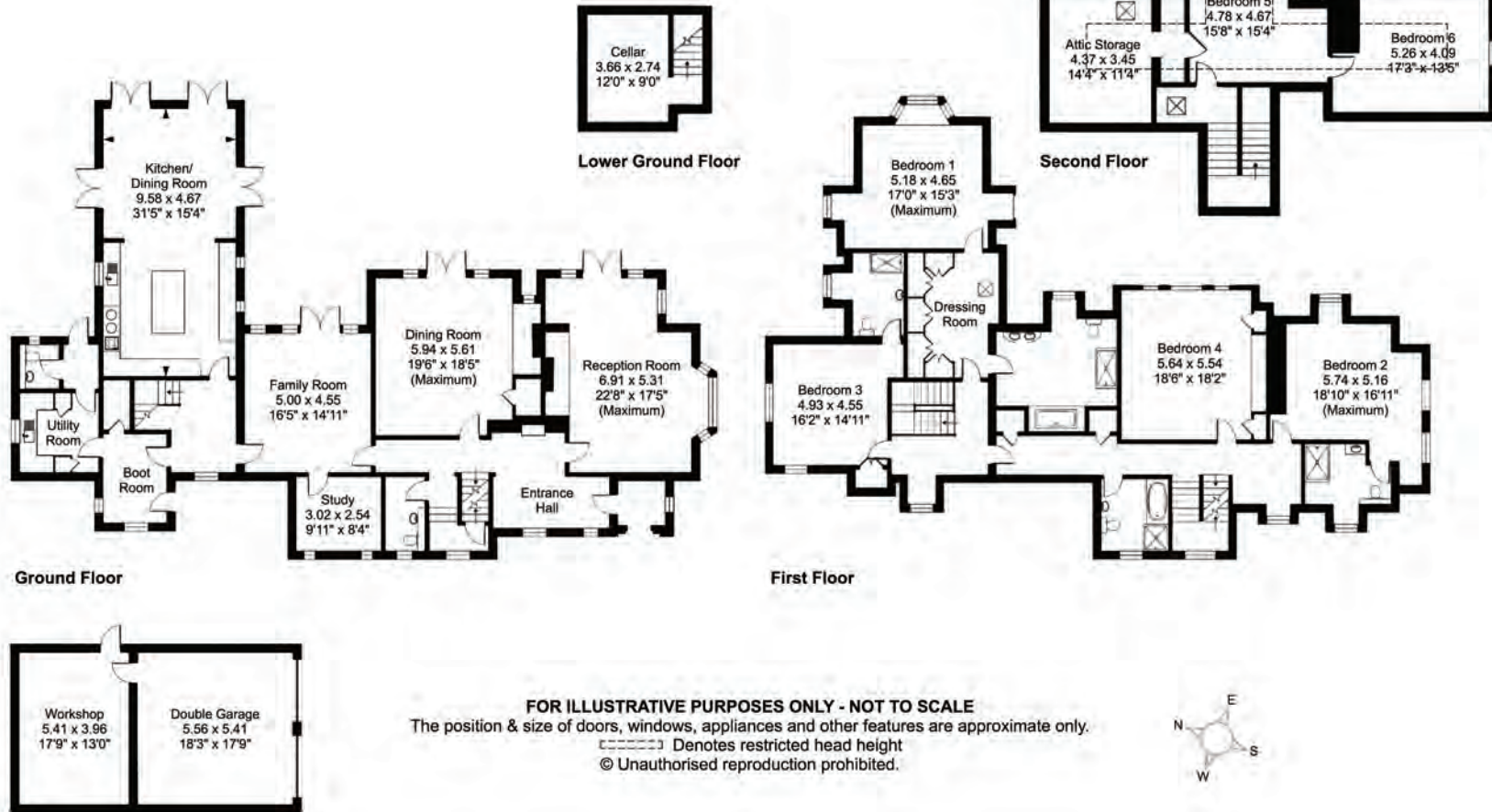
Monday to Friday - 9.00 am - 5.30 pm
Saturday - 9.00 am - 4.30 pm
Sunday - By appointment only

Directions

From Leamington Spa town centre head out on the A452 towards Kenilworth and at the roundabout on the A46 double back towards Leamington Spa and turn left towards Ashow. Take the next right-hand turn and Lewberry Close is a short way along the road on the right hand side. The property is set back from the road behind big wrought iron gates.

what3words - ///focal.pulse.humid

Lewberry Close, Ashow
Approximate Gross Internal Area
Main House = 5063 Sq Ft / 470.3 Sq M
Limited Use Areas = 385 Sq Ft / 37.5 Sq M
Garage & Workshop = 582 Sq Ft / 54 Sq M
TOTAL = 6030 Sq Ft / 560.1 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	75 C
39-54	E		
21-38	F		
1-20	G		



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