

Camp Hill House

BEAUSALE, WARWICK, WARWICKSHIRE





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Approximate distances:
Kenilworth 5 miles, Warwick 5 miles, Warwick Parkway Station 4 miles, Balsall Common 5 miles, Berkswell Station 6 miles,
Royal Leamington Spa 8 miles, Coventry 12 miles, Stratford-upon-Avon 12 miles, Birmingham International 12 miles

Extensive period living with land and income stream

LOT 1: CAMP HILL HOUSE

Reception hall, drawing room, dining room, sitting room, study, kitchen and breakfast room, utility room, pantry, cloakroom, cellar, six principal bedrooms, three bath/shower rooms (1 en suite), two secondary attic bedrooms, two dressing rooms, games room and box room.

Range of outbuildings including extensive garage block with triple garage and double open garage. Extensive off-road parking. Stores.

Landscaped and well-tended gardens and grounds. Historic moat. In all about 1.5 acres.

LOT 2: THE GRANARY CAMP HILL

Separate three-bedroom barn conversion with garden and double garage.

LOT 3: THE COTTAGE CAMP HILL

Separate two-bedroom cottage with garden and double garage.

LOT 4: LAND

Pasture of about 4.1 acres.

Total land area about 6 acres.

For sale as a whole or in 4 lots.



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

SITUATION

Camp Hill House is situated in a sought after rural area with views over undulating Warwickshire countryside. Within close proximity to the excellent transport links provided by Warwick Parkway Station, Berkswell Station and the M40.

Beausale is a hamlet close to the town of Kenilworth, which has a supermarket, local shops, cafes, pubs, restaurants and a good selection of schools. The beautiful medieval market town of Warwick provides local amenities including supermarkets. Also nearby is Royal Leamington Spa, Stratford upon Avon, Coventry and Birmingham providing an extensive range of schools, leisure, retail and cultural facilities.

The nearby Warwick Parkway Station provides mainline railway services to Birmingham Moor Street in 26 minutes and to London Marylebone in 1 hour 30 minutes. Berkswell Station provides mainline railway services to Birmingham International Airport and The NEC in just 7 minutes, Birmingham New Street in 18 minutes, London Euston in 1 hour 20 minutes and Coventry to London in 1 hour 5 minutes. The nearest motorway connections can be made via the M40 Junction 15 (about 6 miles).

The area is well served for schools including primary schools at Leek Wootton, Ferncumbe (Hatton), Warwick and Claverdon. Secondary schools at Balsall Common, Henley-in-Arden, Warwick, Leamington Spa and Kenilworth. Grammar schools at Stratford-upon-Avon. Private schools at Warwick, Kenilworth, Leamington Spa, Coventry and Rugby.

Leisure activities in the area include golf, spa and leisure club at Ardenclote Manor at Claverdon; golf at The Warwickshire at Leek Wootton and The Henley at Henley-in-Arden; horse racing at Warwick and Stratford Race Courses; motor racing at Silverstone; theatre at Stratford-upon-Avon.

DESCRIPTION

Lot 1 - Camp Hill House
(shown shaded pink on the lotting plan)

Camp Hill House is an elegant Grade II listed former farmhouse of late 16th and early 17th century origins.

The house is of timber frame and brick constructions on a stone plinth and is Grade II Listed. Due to the property's age, there are a wealth of period features including open fireplaces, exposed timbers, oak floorboards, flagstone floors, oak framed windows with leaded lights, deep window boards, slate flooring, and cellar with barrel ceiling. In more recent times the house has been extensively renovated to provide modern living amongst the property's age and charm.

Well-proportioned principal reception rooms and bedrooms with generous ceiling heights create a real sense of space and light. The second floor would be an ideal floor for teenagers, au pair or working from home. Useful cellar (reasonable head height) for wine and general storage.





Extensive garaging, off-road parking and stores are a real compliment to the property and would be ideal for those with a car collection.

Delightful gardens and grounds including a historic moat, part of which forms a pond, all add to the charm and being on the edge of the hamlet overlooking open countryside. There is a real sense of space and privacy.

The property extends to about 1.5 acres.



CAMP HILL HOUSE

Approximate Gross Internal Area:

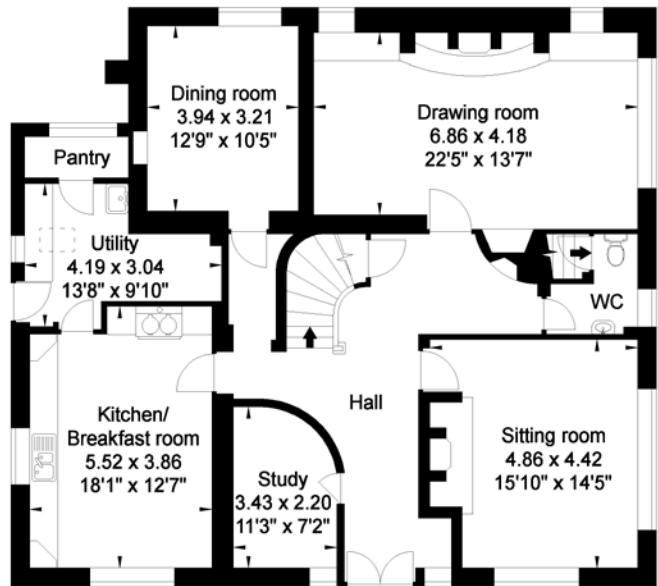
Main House: 398 sq.m. / 4,285 sq.ft.

The Granary: 144 sq.m. / 1,550 sq.ft.

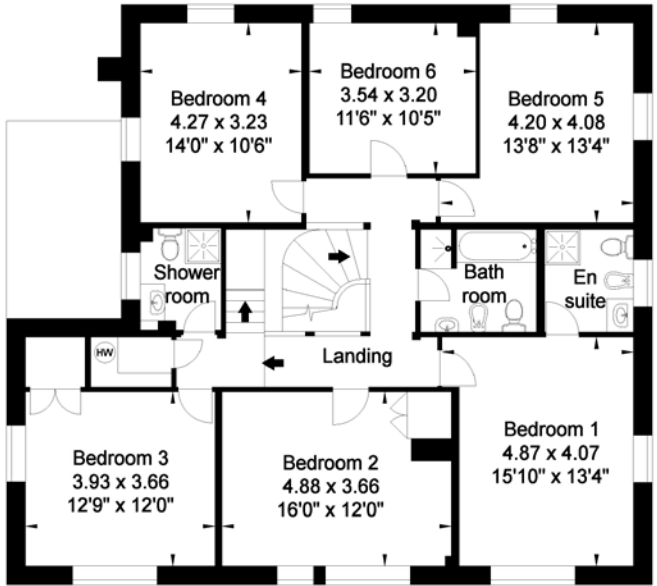
The Cottage: 91 sq.m. / 980 sq.ft.

Outbuildings: 174 sq.m. / 1,874 sq.ft.

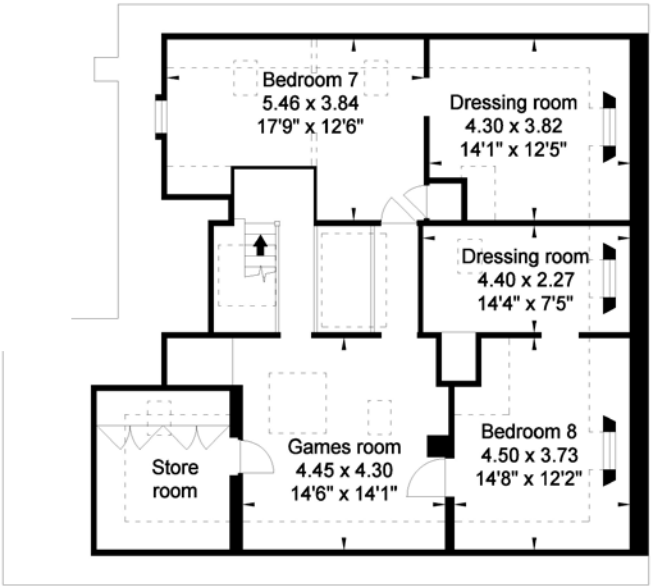
Total: 807 sq.m. / 8,689 sq.ft.



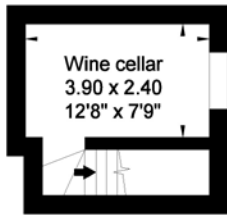
Main House
Ground floor



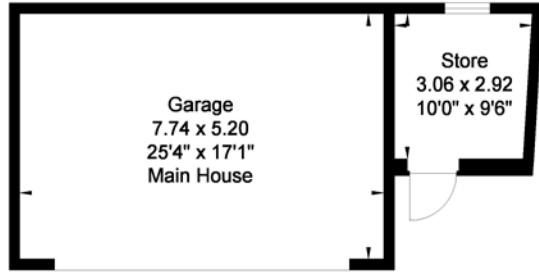
Main House
First floor



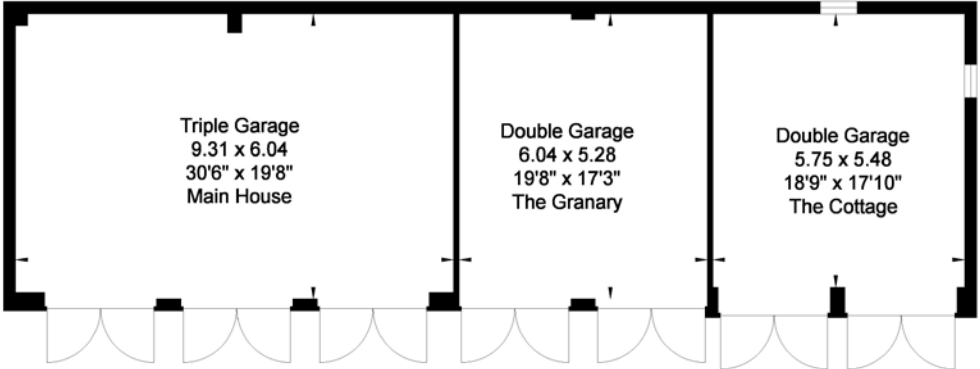
Main House
Second floor



Main House
Cellar



Outbuildings



Denotes restricted
head height

Lot 2 – The Granary Camp Hill
(shown shaded green on the lotting plan)

Located across the courtyard, this delightful brick barn conversion offers well-appointed accommodation on two floors with off-road parking, double garage and ample garden. The Granary Camp Hill enjoys a delightful aspect to the south over its garden.

The Granary Camp Hill generates a great income stream, but would also be ideal as a lovely family home or, if purchased as part of Camp Hill House, ideal for dependent relatives.



The Granary

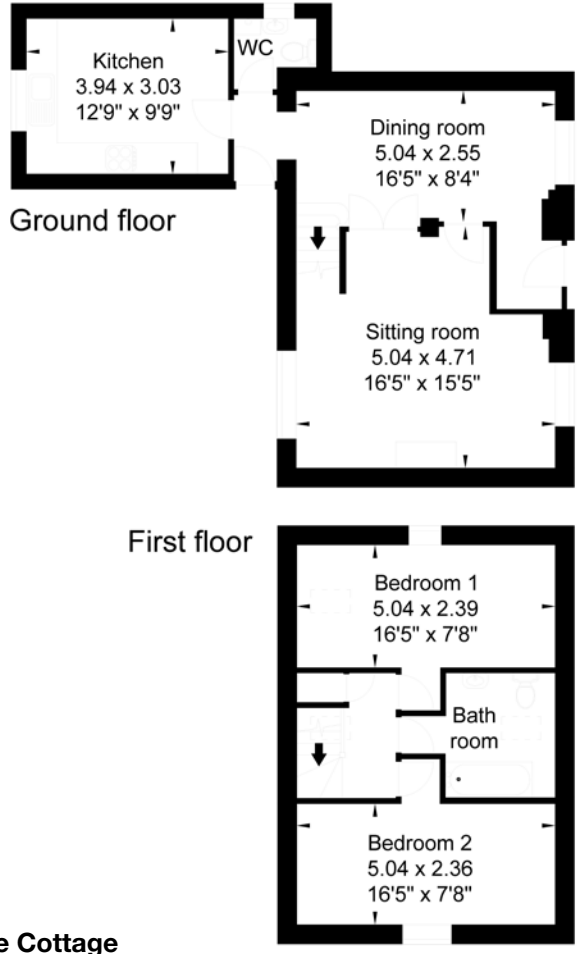


Lot 3 – The Cottage Camp Hill
(shown shaded blue on the lotting plan)

Positioned on the north-west side of the courtyard, The Cottage Camp Hill is a charming detached property of brick construction.

There is parking to the front, a double garage, paved entertaining area and garden to the rear.

The Cottage Camp Hill is offered in good order and would be of interest to a young family, downsizer, those seeking income stream or, if purchased as part of Camp Hill House, for staff accommodation.



The Cottage



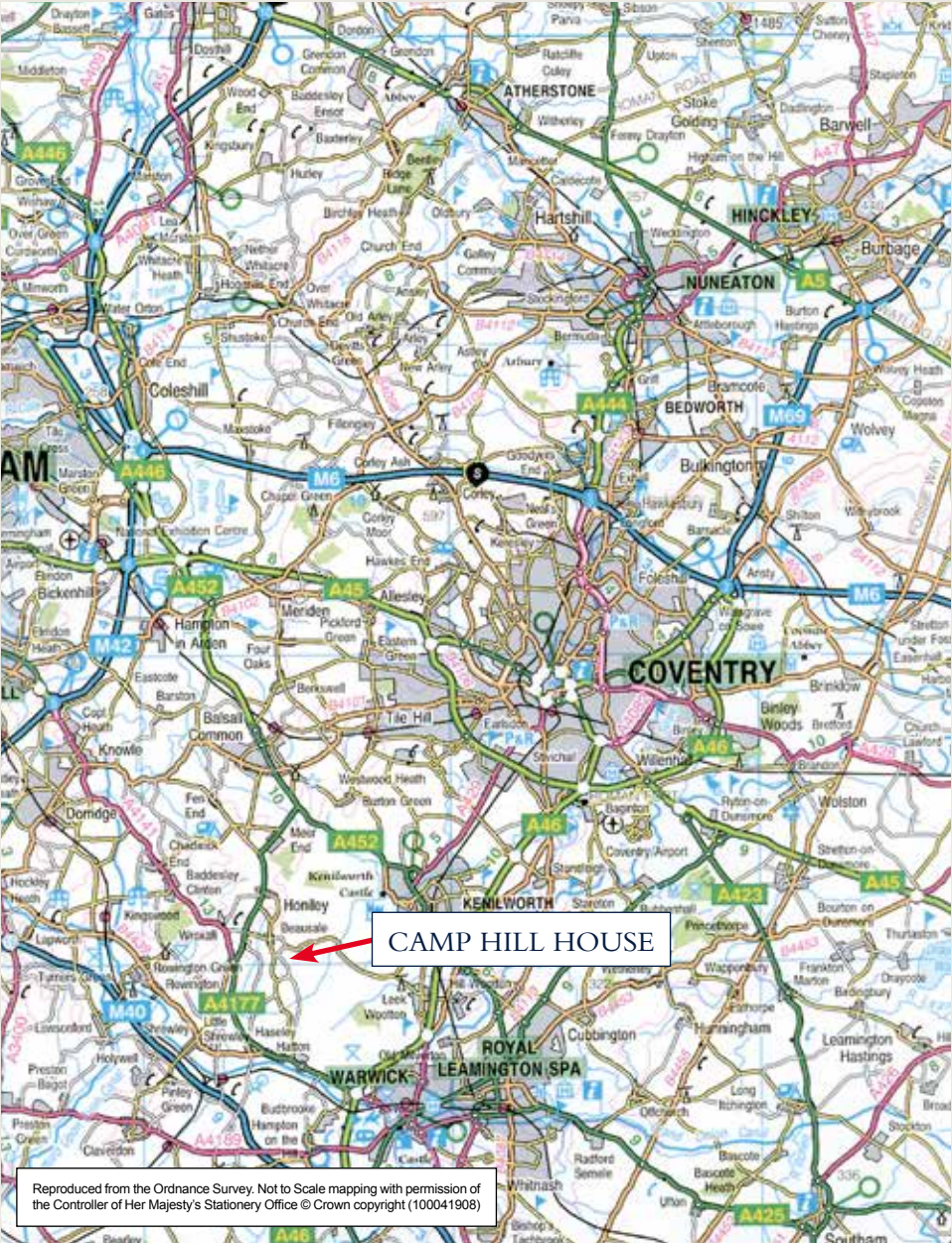
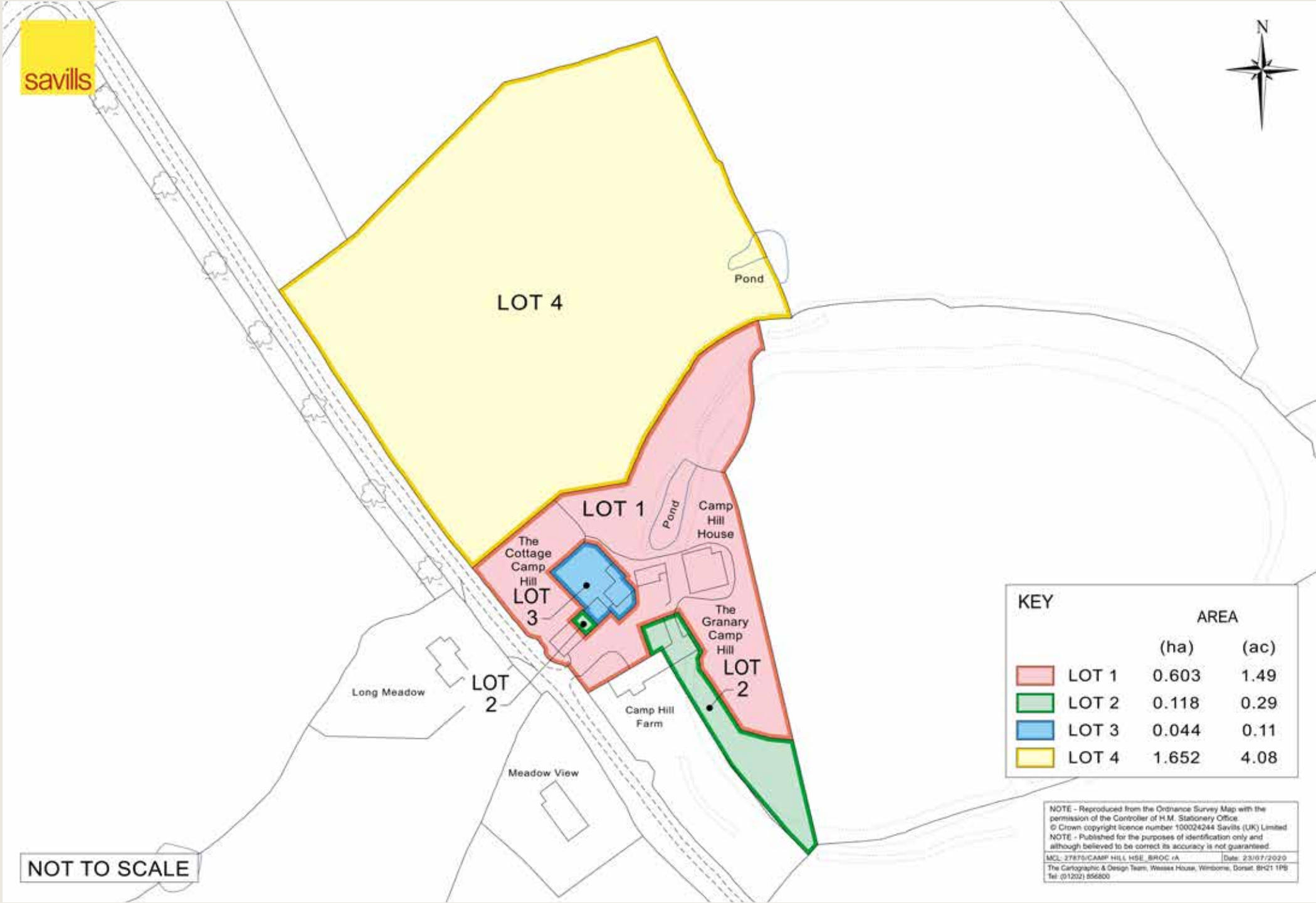


Lot 4 – Land
(shown shaded yellow on the lotting plan)

Separate pasture land with a pond, about 4.1 acres, with agricultural access.







IMPORTANT NOTICE:

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METHOD OF SALE AND TENURE

Camp Hill House together with The Granary Camp Hill, The Cottage Camp Hill and its land are offered for sale by private treaty with vacant possession on completion.

SERVICES

The entire property is on mains water and electricity. Private drainage. Separate LPG fired central heating to each property. Photovoltaic panels to each property. BT connected. Broadband available.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

The Granary Camp Hill – EPC Rating - D
The Cottage Camp Hill – EPC Rating - F

LOCAL AUTHORITIES

Warwickshire District Council –
Tel. 01926 456536

Warwickshire County Council –
Tel. 01926 410410

COUNCIL TAX BAND

Camp Hill House – Band G
The Granary Camp Hill – Band G
The Cottage Camp Hill – Band D

PLANNING

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the houses or outbuildings direct to Warwick District Council.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with benefit of all rights, including rights of way, whether

public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

FIXTURE AND FITTINGS

Those items mentioned in these sales particulars are included in the freehold sale. Carpets, curtains and light fittings are included in the sale. Certain other items may be available by separate negotiation.

DIRECTIONS (CV35 7BF)

From Warwick and Stratford upon Avon:

From M40 Junction 15, take the A46 north towards Coventry and take the first exit onto the A4177. Continue along the A4177 signposted Solihull. Pass a petrol station on your left, at the roundabout go straight over, continue for a short distance and take the right turn into the second entrance into the layby. Then turn left into Brownley Green Lane. After 0.6 miles turn right into Kites Nest Lane. Follow the road for approximately two miles and where the road forks take the right-hand fork and Camp Hill House is the second property on your right.

From Kenilworth and Coventry:

Leave Kenilworth via Rouncil Lane. Continue for almost 5 miles. Go past the lane on the right signposted to Beausale village. At the top of a small rise turn left into Kites Nest Lane. Camp Hill House is a few hundred metres down the lane to the right.

VIEWING

By appointment with Savills Banbury. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills staff who has seen the property in order that you do not make a wasted journey.

