



Bericote Knoll
Stoneleigh Road | Blackdown | Leamington Spa | Warwickshire | CV32 6QR

FINE & COUNTRY

BERICOTE KNOLL

Bericote Knoll is an amazing property architecturally and interiorly designed to extremely exacting standards. This stunning home provides generous and luxurious living accommodation set over two floors, incorporating four double bedrooms all with en-suite bathrooms, stunning kitchen, family room, dining area, home office, gym & wet room, amazing cinema room with bar, a bespoke wine cellar, and at the heart of the home an incredible formal sitting room with sliding doors opening onto the most wonderful, landscaped gardens and grounds.



KEY FEATURES

Lower ground floor

Entering the property, you immediately appreciate the architectural excellence of the building, an impressive double height foyer welcomes you to the extensive ground floor living accommodation.

To the rear of the lower ground floor, you will find a bespoke wine room finished in dark hardwood, marble, and glass doors. Continuing through is a cloak room and home gym area and a superb wet room incorporating double shower cubicle, sink and toilet. There is a large home office with built in storage and external door providing side access. The highlight of the lower ground floor is the amazing cinema room fully fitted with a bar.









Upper Ground floor

An incredible cantilevered glass staircase elevates you to a calming sitting area with feature fireplace which looks out to the rear formal terrace with water feature and rill, plenty of light floods through into this immaculately presented living space.

The bedroom wing leads off from the living room featuring three double bedrooms with ensuites and the air-conditioned master suite with two walk-in wardrobes and en-suite.

A glass balcony overlooks the kitchen, dining and living area which drops from the Living room by another glass cantilevered staircase. The quality of this property continues with feature fireplace in the family sitting area. The bespoke kitchen is fitted with Gaggenau appliances, a large central island with a 15 ft bookmatched Calacatta marble work top and seating for several people. There is plenty of storage in the 11 ft high units and space for a substantial dining table to comfortably seat a dozen guests plus. Sliding doors open onto the sunken terrace.

















Annex / Guest suite

There is separate access to the side of the property to a superb and spacious annex holding a double bedroom with dressing area and walk-in wardrobe, kitchen living room & bathroom incorporating a luxury steam/shower room, sink & toilet, the quality of finish in the main house is continued into this living space.



Outside

The outside space of Bericote Knoll is just as stunning as the main house, the owners have spared no expense in creating the most wonderful place to relax and enjoy the tranquil surroundings.

Electric gates bring you to the front of the property where you have parking for several vehicles and steps up to two lawn areas where you can sit and enjoy the beautiful surroundings. In the courtyard as you enter the front door there is an ornamental landscaped garden with box hedging.

From the main sitting area, you exit through sliding doors which open all the way across onto a formal landscaped terrace with topiary, box hedging and flowers with a water feature and rill which is beautifully illuminated in the evenings. From the kitchen through smaller sliding doors, you access a fantastic sunken terrace, the perfect place for alfresco living. The sunken terrace also features an exterior fire with chimney and a calming waterwall. Steps rise up from both of these terraces to a further terrace ideal for sunbathing in privacy and then up to a large lawn with mature trees and hedgerows making the property extremely private. In an elevated position on the rear lawn, you can enjoy far reaching views into the wonderful surrounding countryside.







LOCATION

Blackdown is a highly desirable, primarily affluent residential area located just 1.5 miles from the town centre of Royal Leamington Spa, Warwickshire.

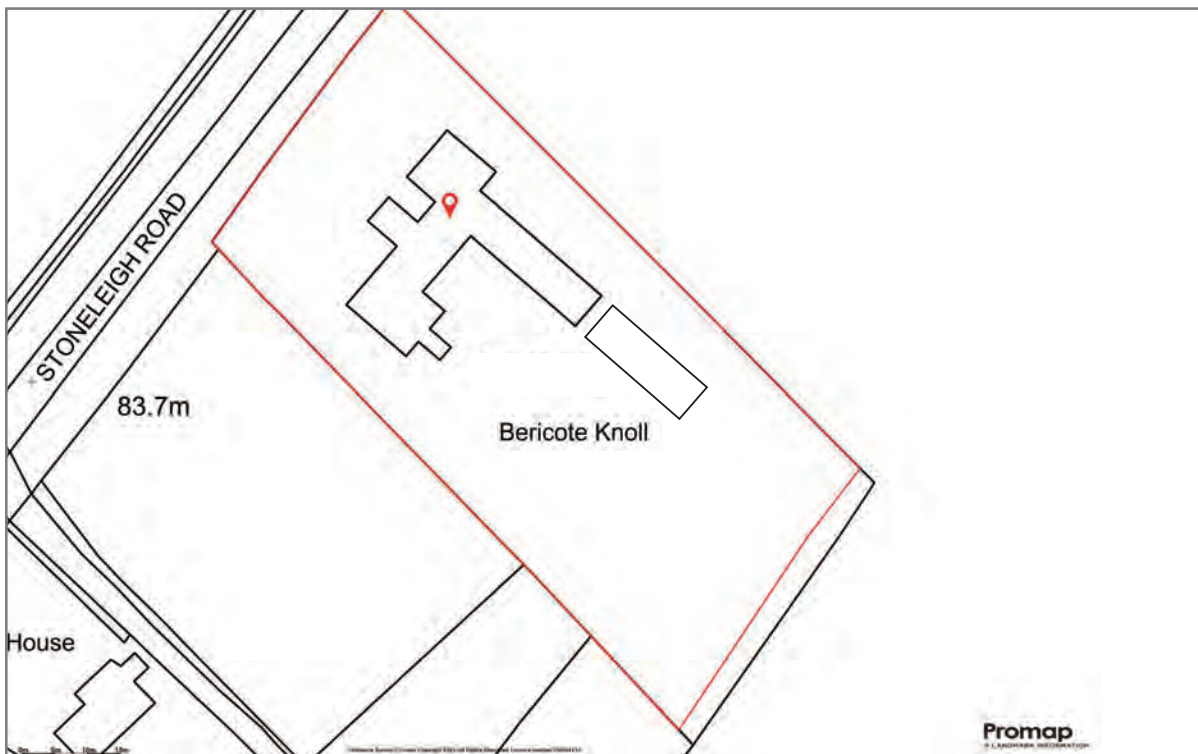
Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town.

In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments.

Leamington town centre has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away.

The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.





INFORMATION

Services

Mains gas, electricity, and water. The property also has an air source heat pump and a septic tank.

EPC: C

Local Authority - Warwick District Council

Tax band - G

Viewing Arrangements

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

Website

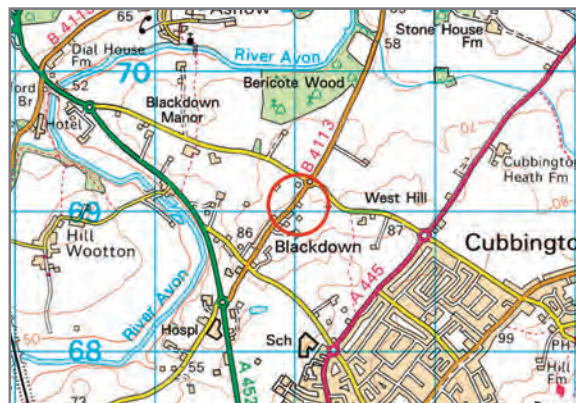
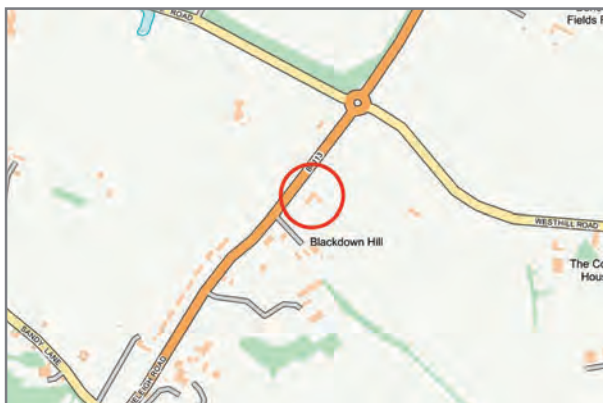
For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours

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

Directions

From the Parade head north along the Parade and then turn right on to Clarendon Avenue. At the mini roundabout take the first left onto Kenilworth Road. Continue over the traffic lights and follow the road out of Leamington Spa until you reach the traffic island and take the third exit onto the Stoneleigh Road. Bericote Knoll is the last property on the right before the small traffic island tucked away behind private gates.



Registered in England and Wales. Company Reg. No.08775854

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Ground Floor



First Floor

Approximate Gross Internal Area = 486.57 sq m / 5237 sq ft
 Garage = 27.63 sq m / 297 sq ft
 Apartment = 49.55 sq m / 533 sq ft
 Total = 563.75 sq m / 6067 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	81 b
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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