BY DESIGN



Jordan Well

Bulkington, Bedworth, Warwickshire



A Family Home You'll Never Want to Leave

Set within approximately two-thirds of an acre of beautifully established, private grounds, Jordan Well is an exceptional five-bedroom family home offering an enviable combination of space, character and lifestyle.

Approached through electric gates along a sweeping driveway overlooking its picturesque spring-fed pond, the property offers an impressive sense of arrival. From its bespoke kitchen and beautifully appointed reception rooms to its private cinema, gym, sauna and fabulous garden entertaining spaces, Jordan Well is a home designed to be enjoyed in every season.

The house extends to approximately 3,715 sq ft excluding the outbuildings. Its layout gives a family room to spread out, with the kitchen, snug and dining room arranged together on one side and two separate reception rooms leading through to the leisure rooms on the other. Upstairs are five bedrooms, three with ensuite facilities.

A further 503 sq ft of outbuildings includes a detached garden room overlooking the lawn. Whether it's having breakfast on the terrace, film nights in the cinema or late night drinks with friends in the garden bar, Jordan Well really is a wonderful, private setting to enjoy family life.

Jordan Well, Bulkington, Bedworth, Warwickshire



Key features

Reception Rooms

A screened porch opens into the hall, where a solid oak staircase rises to a galleried landing. In the sitting room, a broad picture window frames the pond and draws sunlight across the seating area. A wood-burning stove set into a stone surround gives the room a natural focus on winter evenings.

The bespoke kitchen is particularly well suited to a house that loves company. A cream AGA sits beneath a carved timber mantel, with granite worktops and a substantial island offering a natural space for guests to gather around. Rooflights bring daylight deep into the room, and underfloor heating runs beneath the kitchen floor. There is a snug just beyond the island and space for a long table in the adjoining dining room, where French doors open onto the raised terrace.

The fitted office has oak cabinetry and a broad desk facing the garden. To the rear of the house a generous reception area gives access to the leisure facilities including a good-sized gym with bifold doors opening onto the rear garden. The adjoining utility room is particularly convenient after a muddy walk, with a shower room and sauna close by. Beyond the gym, the dedicated cinema has tiered seating, surround sound and a dark interior for an immersive evening screening.


























RICE
41





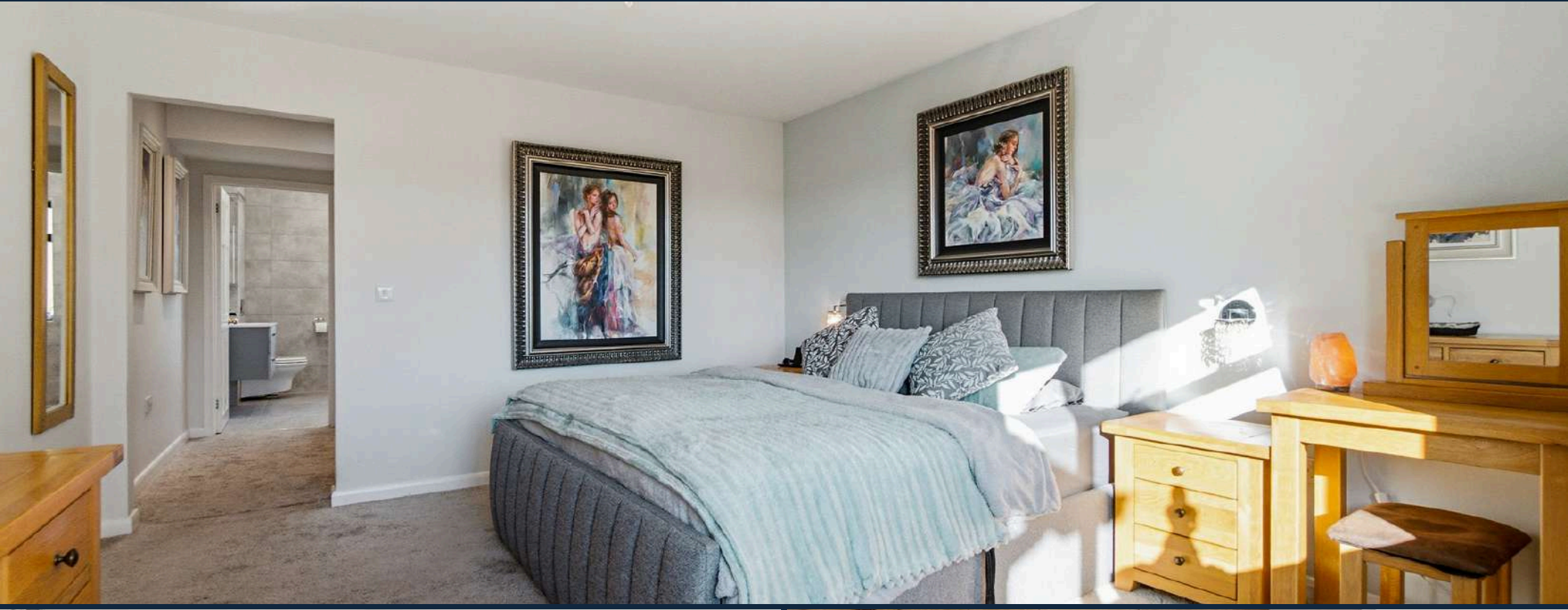


Bedrooms

The principal suite occupies one end of the house. Its wide bedroom window takes in the grounds, while a separate dressing room leads through to a spacious ensuite bathroom with a freestanding bath and separate walk-in shower. The position of the dressing room between the two gives the suite a pleasing sense of privacy.

Four further bedrooms open off the landing. Two have their own shower rooms, a welcome arrangement for visiting guests or older children, while the remaining bedrooms share a family bathroom with a freestanding roll-top claw foot bath and separate shower.



















Outside

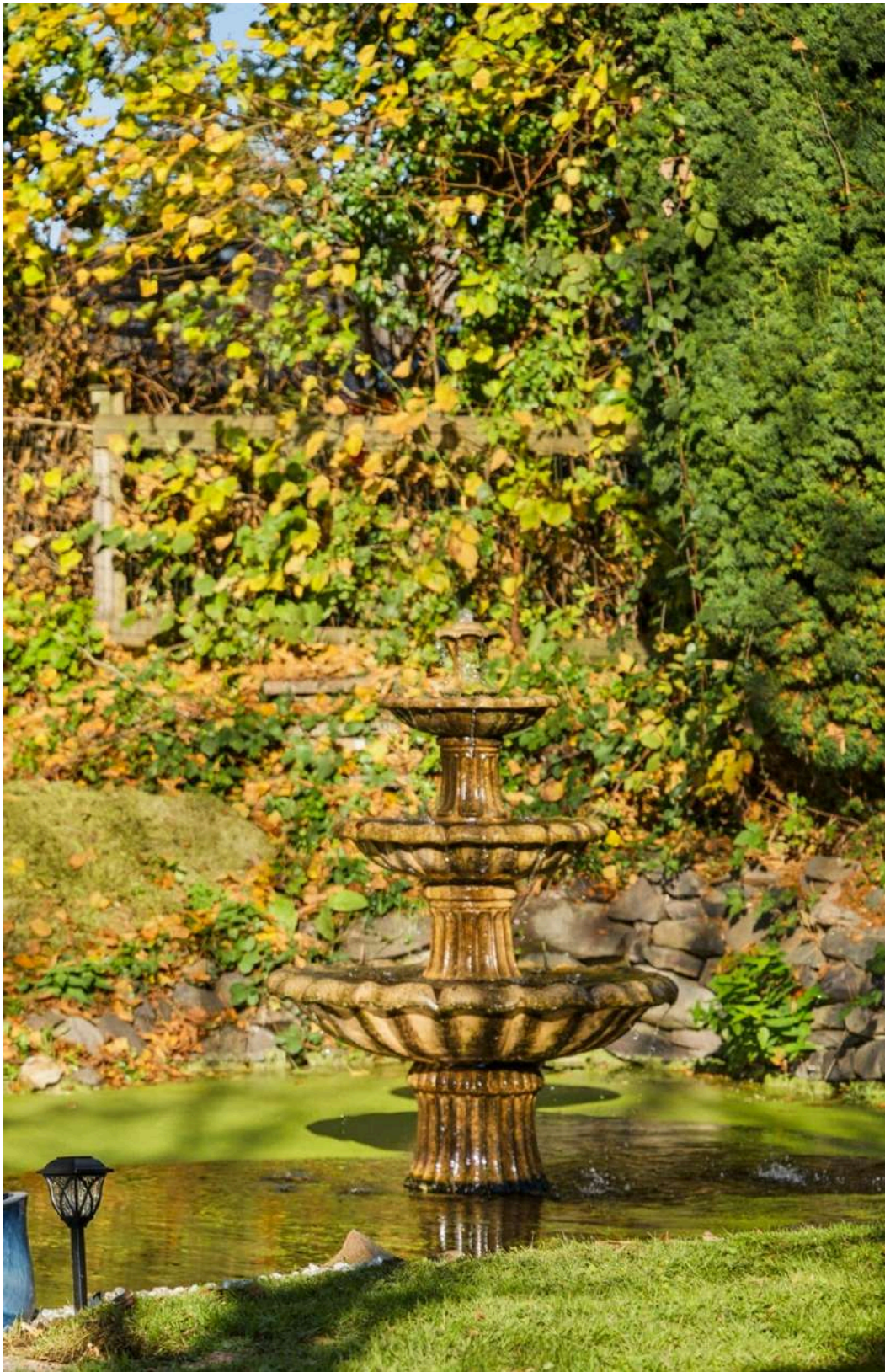
Steeped in local history, Jordan Well takes its name from the natural spring-fed pond within its grounds. Local tradition suggests that horses pulling brewery drays for John Jordan & Co, a historic Coventry brewery, would stop here to drink from the spring while transporting beer to local public houses.

Today, the spring-fed pond remains a beautiful and distinctive feature of the property, providing a charming connection to the area's brewing heritage.

Set behind electric gates the driveway sweeps past the pond towards a generous parking area and the integral double garage providing ample parking for several vehicles.

To the side of the house, the raised terrace is ideally placed for alfresco dining, with doors leading onto it from the dining room and kitchen. Beyond the terrace a generous lawn framed by mature trees and a small orchard, provide a sense of seclusion and privacy. Paved areas wrap around the house leading to the detached garden room with its fitted bar, space for a pool table and wide glazed doors. With its own WC, it makes a particularly good setting for summer parties. A separate kennel building completes the outbuildings which could be converted to a variety of uses (subject to the necessary consents).

Jordan Well, Bulkington, Bedworth, Warwickshire











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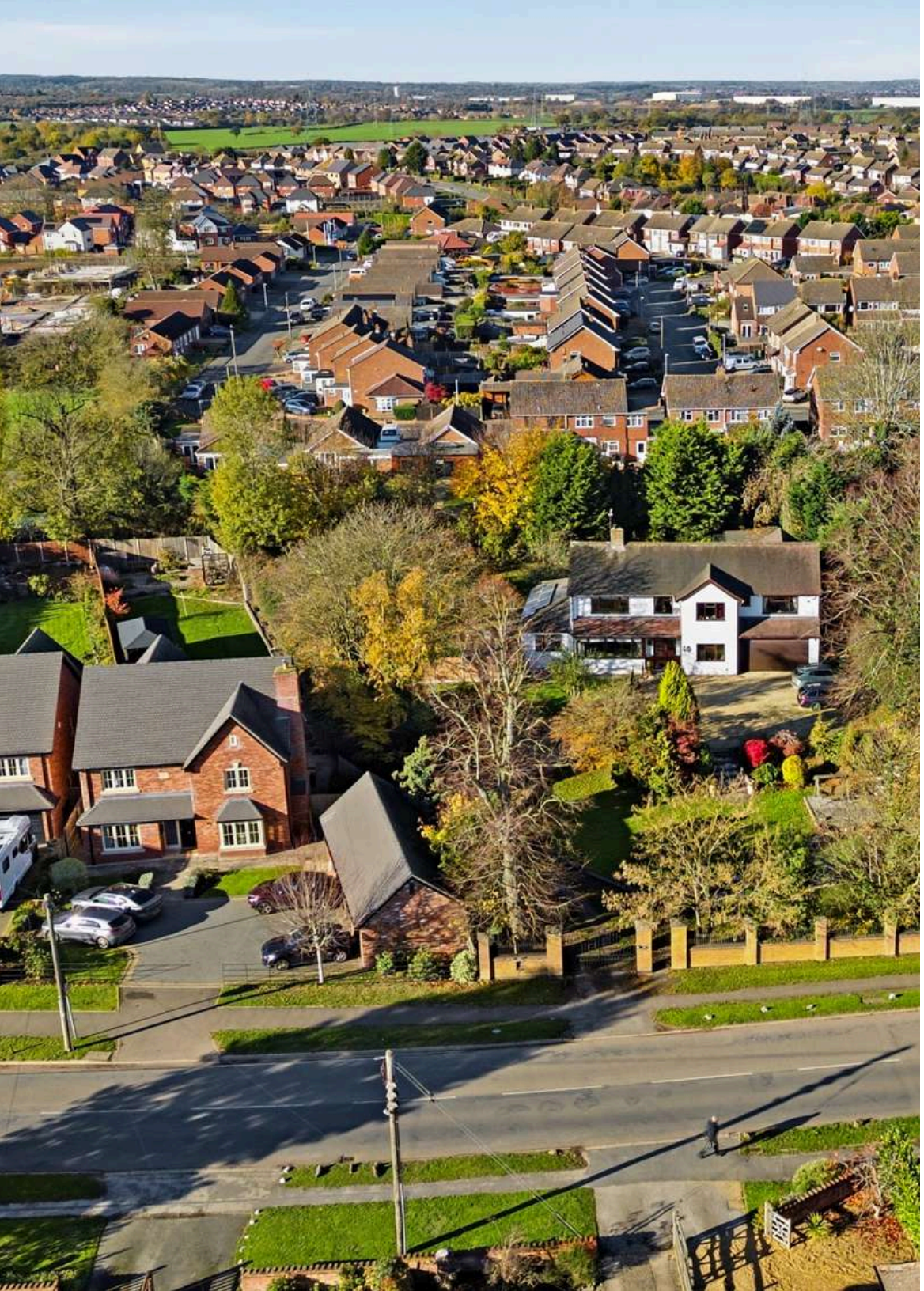


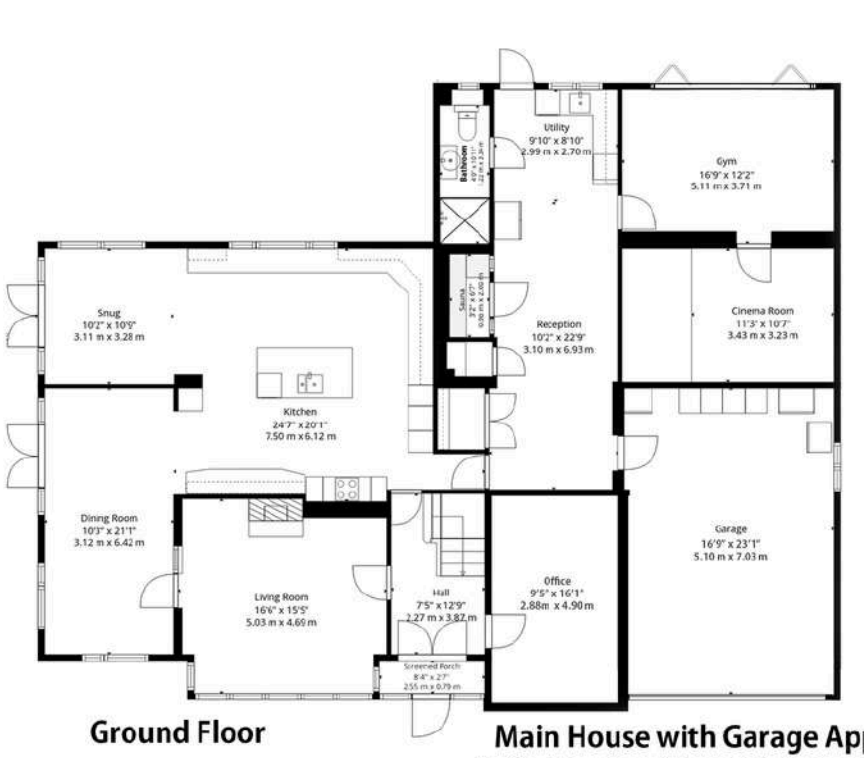
Location

Jodan Well is set back in a private position within the bustling village of Bulkington, which lies north-east of Coventry, close to Bedworth and Nuneaton. Providing the best of rural village life with amenities close by the village benefits from independent shops and pubs, while the surrounding Warwickshire countryside is within easy reach. Coventry offers a wider choice of shopping, restaurants, and theatre for evenings out.

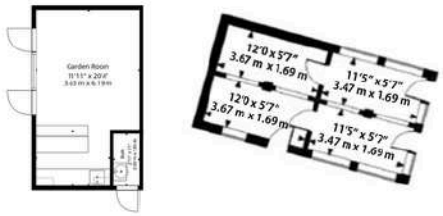
For families, both infant and junior schooling are available within the village, with Arden Forest Infant School and St James Church of England Academy serving younger children. For secondary education, Nicholas Chamberlaine School is in neighbouring Bedworth. Coventry also offers a choice of independent day schools, including Bablake School and King Henry VIII School, both of which educate pupils from nursery through to sixth form.

For commuters, the M6 and M69 provide routes towards Birmingham and Leicester, and Nuneaton station offers direct services to London Euston.

Floorplan



Ground Floor



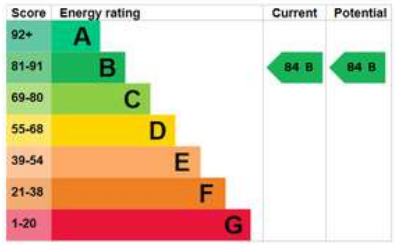
Outbuildings



First Floor

Main House with Garage Approximate Area: 345m² | 3715 sq ft.
Main House without Garage Approximate Area: 309m² | 3328 sq ft.
Outbuildings Approximate Area: 46m² | 503 sq ft.
Total Approximate Area: 391m² | 4281 sq ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE.**



PRS Property Redress Scheme

Services, Utilities & Property Information

Tenure: Freehold
Council Tax Band - G
Property Construction: Standard Brick and Tile
Electricity Supply: Mains and Solar Panels
Water Supply: Mains
Drainage & Sewerage: Mains
Heating: Gas Central Heating
Broadband: FTTP Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage: 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.
Parking: Double garage and driveway parking for 5+ vehicles
Total Internal Floor Area: 3,715 sq ft.

Notes: There are trees on the property which are subject to tree preservation orders. Please note title covenants restrict the property to use as a private detached home with necessary outbuildings and require the owner to keep the rear watercourse open and maintain the boundary fence with the adjoining owner.

Disclaimer - All measurements are approximate and quoted in metric with imperial equivalents for general guidance only. While every attempt has been made to ensure accuracy, measurements must not be relied upon. Fixtures, fittings and appliances referred to have not been tested; no guarantee can be given that they are in working order. Internal photographs are reproduced for general information. It must not be inferred that any item shown is included with the property. Information is provided to the best of our knowledge following due diligence. Buyers should verify all matters material to their purchase, including planning status, business arrangements, grazing options, flood risk, easements, covenants, services and permissions.





BY DESIGN

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National audience
local knowledge