



# SOUTHWINDS

CRYFIELD GRANGE ROAD, COVENTRY





CGI IMAGE





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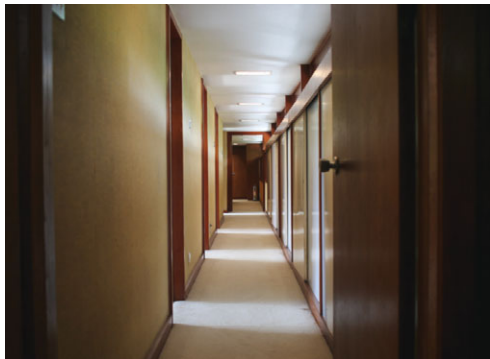
A rare opportunity to secure a 1960's home, filled with period features. Designed by Robert Harvey but inspired by the American Architect Frank Lloyd Wright, this home has been recognised as an exceptional example of 20th Century Design.

The majority of the house is set over the first floor and the layout makes the most of the exceptional views over the grounds and gardens which extend to approximately 1.2 acres. All of the rooms have access to a terrace overlooking the gardens. There are five bedrooms in total, two of which have en-suite bathrooms and the master suite also having a dressing area. The eastern end of the house is largely taken up by the impressive living/dining room. Leading off the dining area is the kitchen which leads out to a small balcony with steps leading directly down to the parking area in front of the house. A winter garden room on the south facing side is one of many demonstrations of the architect's desire to integrate the inside and outside and to create a building that sits within, rather than on, the landscape. Spectacular spiral stairs lead down to the ground floor and a wonderful entrance hall that exposes the Horton Cotswold stone that forms the basis of the building's construction.



*Please book an appointment to view through the Leamington Office on 01926 429268.*











# ACCOMMODATION

## Description

As Historic England pointed out, this was a dream job for Harvey as he was given a generous budget' and no interference in the design'. His client, a wealthy engineer and businessman, asked for a house that would be noticed' and that would still look Modern in twenty years'. Now, over half a century on, it is still strikingly Modern and the quality of the design and build is still strongly apparent. The majority of the original features and detailing are still in place, making this a rare example of an almost original Mid-Century masterpiece.

One of the most amazing features of the house is the circular indoor swimming pool on the ground floor. This displays tiling to Harvey's original designs. The extensive landscaped gardens were also conceived in part by Harvey and consist largely of open lawn with some distinctive planting and, at the bottom, a tennis court (not currently in use).

## Planning Permission

Planning permission was granted in 2004 to significantly extend the house (potentially taking it to approx. 7,500 sq.ft.) and we are advised that strip foundations have been dug out for this purpose and approved by the Council Buildings Control Department. It is understood that because this preliminary work has been done the permission will last in perpetuity. Details of the application can be seen on Coventry City Council website application reference R/2004/1892

## Location

The property is located on Cryfield Grange Road, one of the most sought after residential addresses in the area. Although it is more rural than urban in character, the area is just two miles south of the centre of Coventry and close to the University of Warwick. The historic town of Kenilworth, with its celebrated Castle is also nearby.

## Ground Floor

### Entrance Hall

23'10 x 15'5 (7.26m x 4.70m)

### Cloakroom

### First Floor

### Living/Dining Room

38'10 x 25'9 (11.84m x 7.85m)

### Kitchen

15'8 x 11'10 (4.78m x 3.61m)

### Cloakroom

### Bedroom/Study

11'10 x 9'9 (3.61m x 2.97m)

### Bedroom

11'11 x 9'9 (3.63m x 2.97m)

### Bedroom

11'8 x 9'6 (3.56m x 2.90m)

### Bathroom/En-Suite

### Bedroom

13'1 x 11'11 (3.99m x 3.63m)

### Master Suite

Comprising:

### Dressing Area

### Bedroom

19'8 x 13'8 (5.99m x 4.17m)

### En-Suite Bathroom

### Outside

### Terrace

### Winter Garden Room

19'10 x 9'8 (6.05m x 2.95m)

### Indoor Circular Swimming Pool

19'8 x 19'8 (5.99m x 5.99m)

### Grounds And Gardens

### Further Information

[www.coventrytelegraph.net/whats-on/whats-on-news/inside-coventry-home-hiddenswimming-13377176](http://www.coventrytelegraph.net/whats-on/whats-on-news/inside-coventry-home-hiddenswimming-13377176)

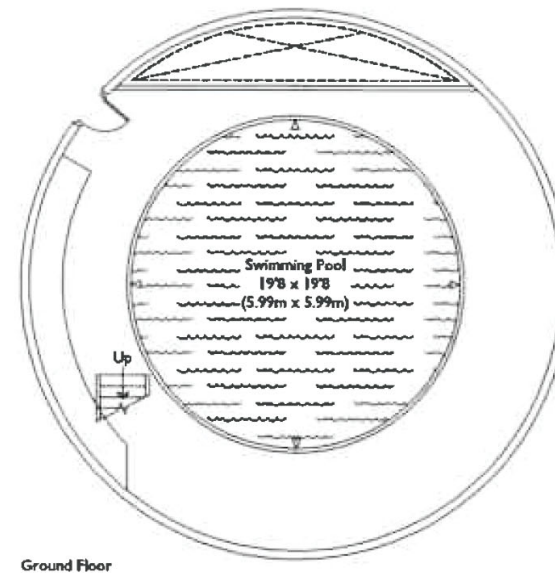
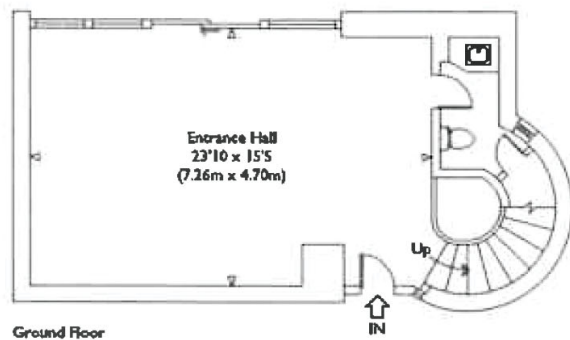
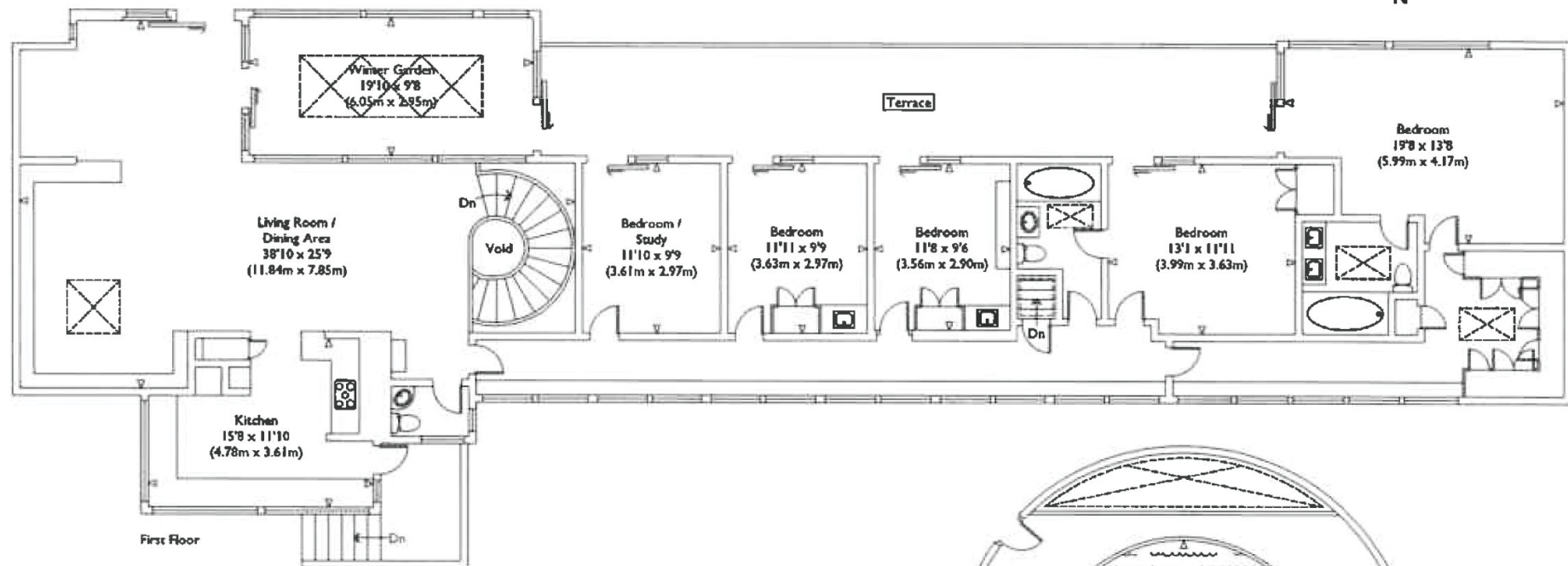
[www.historicengland.org.uk/listing/the-list/listentry/1405320](http://www.historicengland.org.uk/listing/the-list/listentry/1405320)



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TOTAL AREA: APPROX. 340 SQ.METRES (3650 SQ. FEET)  
(EXCLUDING VOID)





16 Denby Buildings, Regent Grove, Leamington Spa CV32 4NY  
T: 01926 429268 E: [leamington@loveitts.co.uk](mailto:leamington@loveitts.co.uk)

[loveitts.co.uk/tlc](http://loveitts.co.uk/tlc)