



Blackthorn Road, Kenilworth

Offers Over £800,000

- Architecturally Designed Individual Detached House
- Four Bedrooms Over Two Floors With Three Bathrooms
- Near To Thorns Infant School Playing Fields
- Principal Bedroom with Dressing & Ensuite
- Attractive Mature Rear Gardens
- Spacious Living Room with Feature Fire
- Energy Rating C - 70
- Large Driveway Parking To Front
- Garage & Utility Room
- Impressive Large Dining/Family Kitchen With Wood Burner

Blackthorn Road, Kenilworth, CV8 2DS

Nestled on the desirable Blackthorn Road in Kenilworth, this impressive detached house offers a perfect blend of space, comfort, and convenience. Spanning an expansive 2,173 square feet, the property boasts three well-appointed reception rooms, providing ample space for both relaxation and entertaining. With four generously sized bedrooms and three modern bathrooms, this home is ideal for families seeking both privacy and functionality, beautifully decorated with Farrow & Ball complementary Hues.

Constructed in the 1960s and fully remodelled in 2012, the property, fully double-glazed, has been thoughtfully maintained, ensuring a welcoming atmosphere throughout. The versatile layout is designed to cater to contemporary living, with each room flowing seamlessly into the next. The spacious and established garden offers a peaceful retreat, perfect for enjoying the outdoors.

One of the standout features of this home is its prime location. Situated within a sought-after school catchment area, families will appreciate the proximity to excellent educational facilities. Additionally, the property is within a 10-minute walk to Kenilworth Train Station and 15 minutes to the vibrant town centre, where a variety of shops, cafes, and amenities await.

This property presents a rare opportunity to acquire a spacious, flexible family home in a highly desirable location. Don't miss your chance to make this wonderful house your new home.



Approach/Driveway

Over a spacious block paved 'In and Out' driveway with a planted, established front garden, leading into the

Porch

Feature vaulted porch with full height glazed window and Aluminium framed front door with drop down light and further LED downlighters, porcelain flooring, frosted door with matching full height inset into the

Entrance Hall

Large reception hall with two ceiling lights, LED downlighters, BT full fibre hub, temperature control unit for the ground floor central heating, two radiators, window to front and storage cupboard with fitted shelving, door to

Ground Floor Bathroom

The bathroom features a three-piece white suite, including a low-level encased toilet and a stylish wall-mounted wash hand basin. It has oak and glass cabinetry beneath, along with a chrome mixer tap. There is a large corner panelled bath equipped with a central chrome mixer tap and with a shower above, over the bath. The splashback is adorned with brick bond-style ceramic tiles, and the floor is finished with Amtico flooring. Additional features include fitted blinds, LED ceiling downlighters, a frosted double-glazed window at the rear, and a radiator for warmth.

Lounge

13'10" x 15'2" (4.24m x 4.64m)

With sliding patio doors overlooking the rear garden, feature living flame effect electric fire with pebbled inset and marble composite hearth and mantle. Matching shelves to either side of the chimney breast and a feature opening to the dining kitchen with two radiators.

Impressive Open Plan Dining Kitchen

20'6" x 18'5" (6.26m x 5.62m)

The kitchen features custom-built, high-gloss white cabinets with blue accent units and 30mm Silestone quartz work surfaces. It includes under-cabinet LED lighting, a Franke sink with Quooker Boiling tap, and a range of integrated appliances: a Bosch oven and grill, Bosch combination oven, Siemens warming drawer, induction hob and integrated fridge freezer, with a CDA extractor hood. The porcelain-tiled backsplash complements the kitchen design. Engineered oak flooring runs throughout, and a peninsula breakfast bar adds style. Natural light floods the space through a sky lantern and full-height sliding grey patio doors, which overlook the gardens. There is also a single door to the side.

Breakfast Dining area

With the continuation of the engineered oak flooring, there is space for a large dining table. A further built-in pantry cupboard, a feature vertical radiator and a feature Morso log burner with bespoke glazed hearth.

Ground Floor Bedroom Three

11'7" x 13'1" (3.55m x 4.00m)

With window to front, radiator, range of built-in Hammonds wardrobes with matching bedside cabinets, over bed storage cupboards, and chest of drawers to one wall and with fitted blinds.

Ground Floor Bedroom Four

11'7" x 11'8" (3.55m x 3.56m)

With a window to the front, LED ceiling downlighters, quality built-in Fitrite cupboards to one wall with shelving, a useful understairs storage cupboard with light and with fitted shutters.

Spacious First Floor Landing

Spacious, extra wide stairs inserted with LED lighting, feature striped Crucial Trading carpet and first floor zonal heating control. LED lighting, a feature frosted window to the side and a further Velux window. Doors to both bedrooms.

Principal Bedroom

13'11" x 14'9" (4.26m x 4.50m)

An impressive room with a full height picture window with views across the rear garden, two Velux windows to the side, two ceiling lights, wall lights and radiators with opening to the

Dressing Area

With radiator, Velux window, LED downlighters, louvred door to built-in wardrobes with hanging and concealed airing cupboard behind, housing the Main pressurised hot water cylinder servicing the hot water. Further door offering access to loft storage space, which is boarded and has power and lighting.

Ensuite

Three-piece white suite with Amtico flooring, Limestone tiling with feature glass mosaics, heated wall-mounted mirror, large walk-in shower with rain head shower and chrome attachments, double-ended bath with additional hand held shower, w.c., vanity wash hand basin with shaver point and feature lights around the bath. The bathroom also has an extractor fan, a heated chrome towel rail and two Velux windows

Double Bedroom Two

11'7" x 14'9" (3.54m x 4.50m)

With feature vaulted ceiling with full height windows and bespoke fitted shutters, two radiators, ceiling lights, built bespoke fitted Hammonds wardrobes to one wall with hanging shelves and fitted drawers.

Ensuite Bathroom

With a three-piece white suite with encased low-level w.c, half pedestal wall hung wash hand basin with chrome mixer tap, 1500mm bath with central chrome temperature control mixer tap with shower attachment, ceramic tiled walls with inset mosaics, Amtico floor, heated chrome towel rail, LED downlighters, extractor fan, Velux window, shaver point and wall mounted large feature heated mirror.

Utility

8'0" x 7'10" (2.45m x 2.40m)

With a door from the garden. White matching base and wall units with square-edged stainless steel work surfaces with a single drainer stainless steel sink and chrome mixer tap, space and plumbing for a washing machine and a separate dryer. 2 shelves with hanging rails, pressurised gas Baxi boiler (under 2 years old), frosted window to side, porcelain tiles to floor, radiator, ceiling light, wood panelled tongue and groove splash back, and half height to other walls, door to

Garage

20'11" x 7'10" (6.39m x 2.40m)

With roller up and over door to front with power and light connected, fitted shelving, car EV charger (new March 2025), also housing the gas and electric meters (smart meters).

Rear Garden

The garden is fully enclosed by perimeter fencing and features established borders filled with a lovely variety of mature shrubs and plants, along with mature trees. It is mainly laid to lawn and includes a full-width patio featuring a secluded seating area to the side. Additional features of the garden include two outside taps, courtesy lighting, two timber sheds, a wood store, and a convenient access gate to one side. There are outside electrical sockets, two security lights, and decorative garden lighting.

Tenure

The property is freehold.

Services

All mains services are connected;

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

231 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

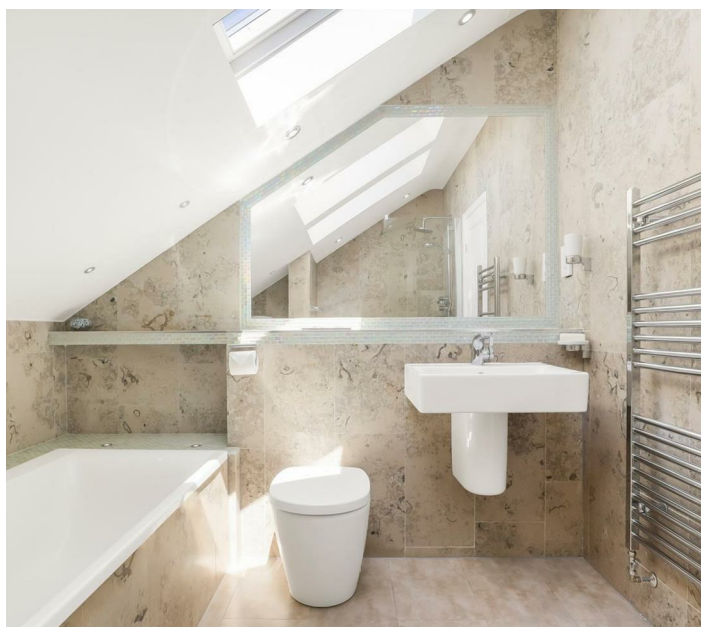
BT

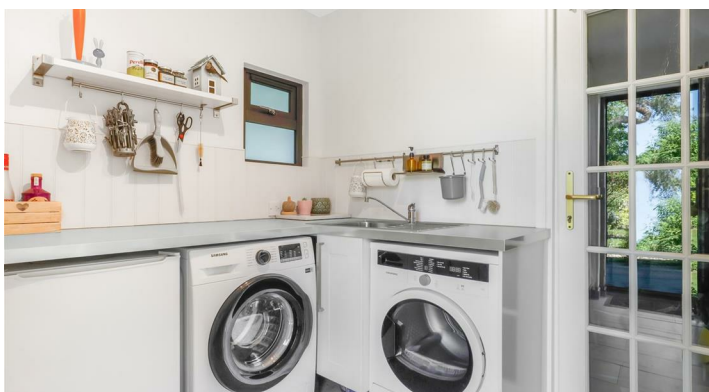
Sky

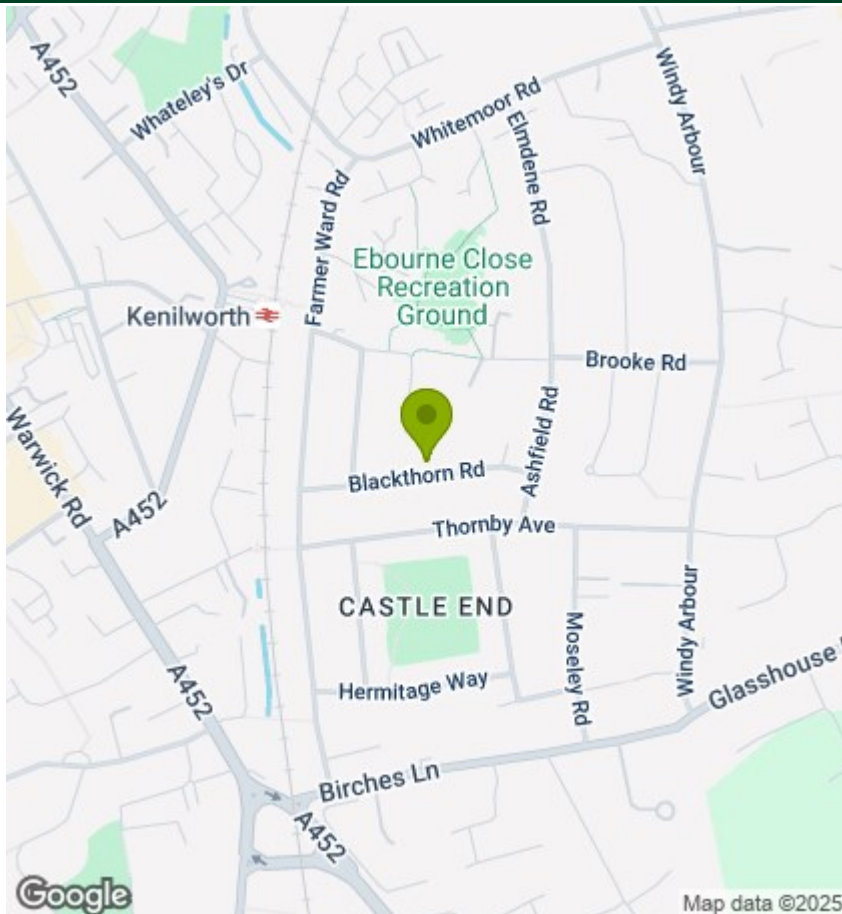
Virgin

Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 194.5 sq. metres