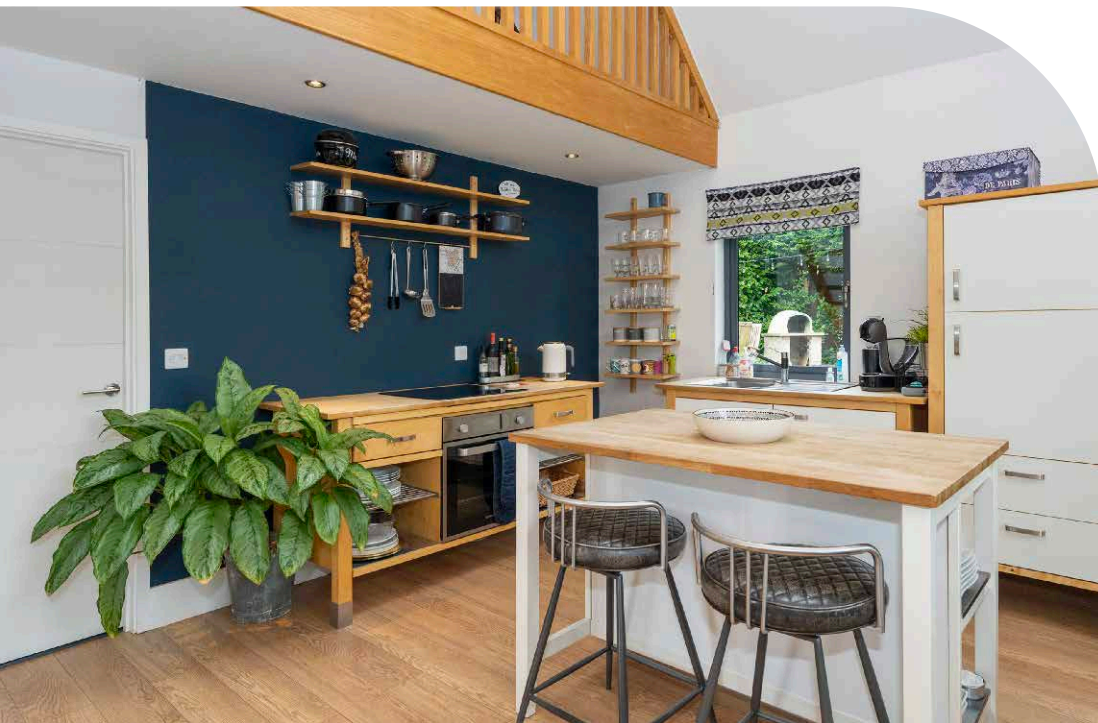




## MARTHAS ORCHARD

LEYCESTER ROAD, KENILWORTH, CV8 1FZ

- Detached Bungalow & Detached Lodge
- 1/3 Acre Plot
- Completely Unique Property



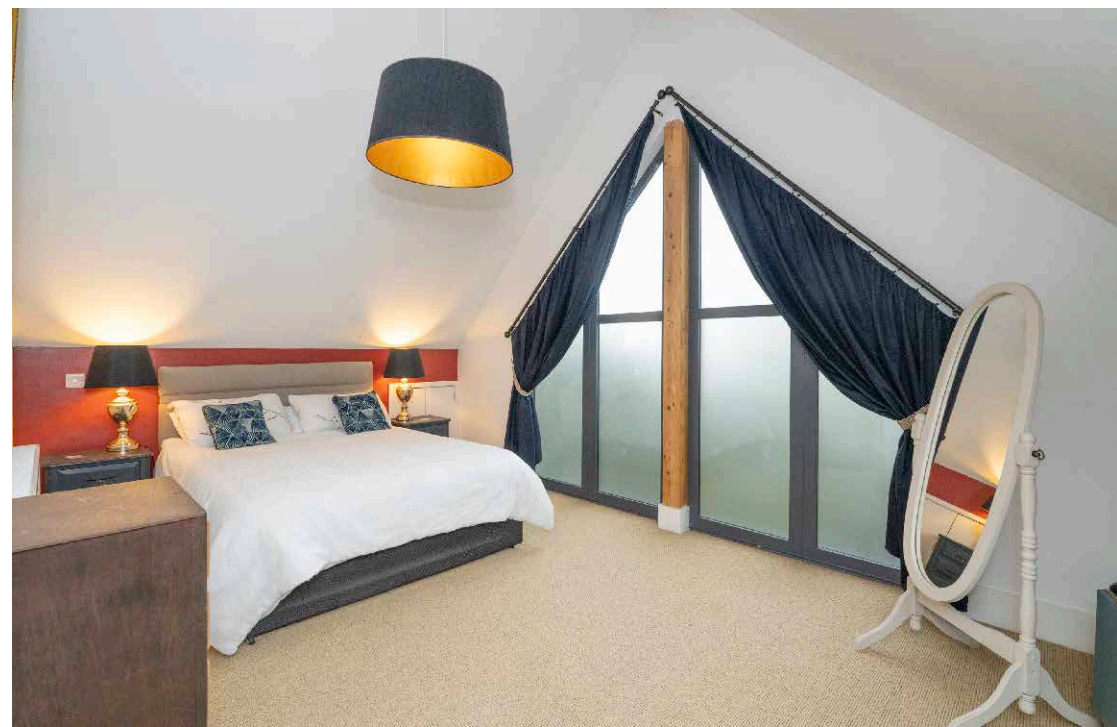
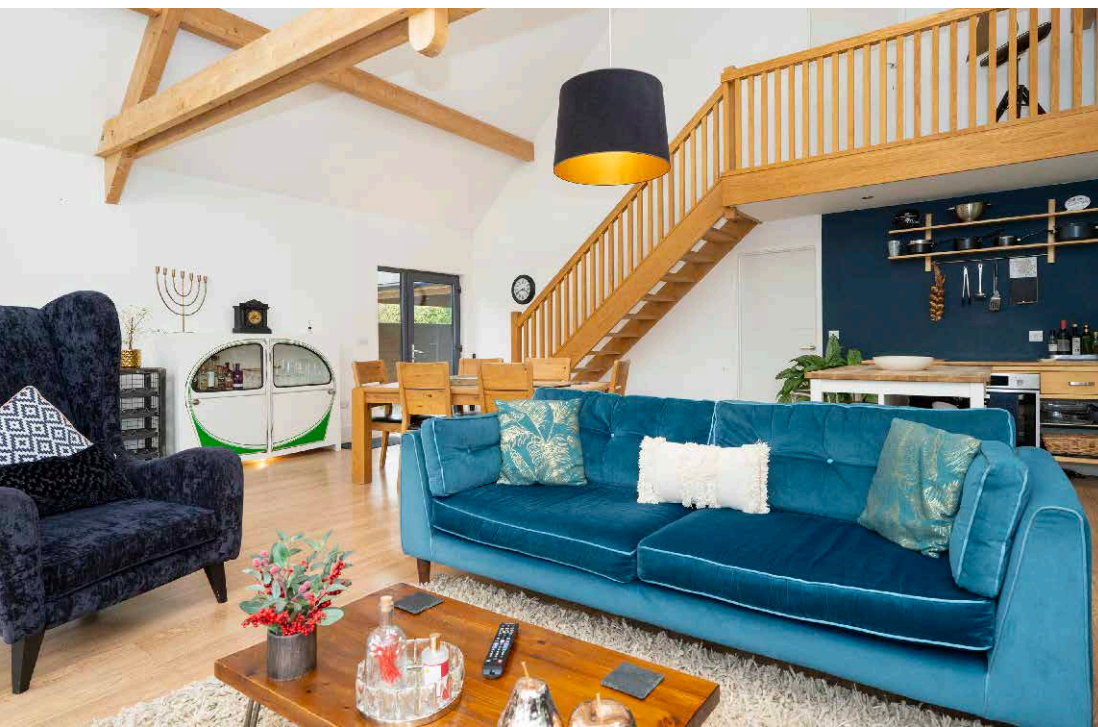
## THE PROPERTY

We are delighted to market this unique property located in a secluded and private location in 1/3 of an acre plot. Located on the plot is a detached bungalow with 3/4 bedrooms, and the detached lodge with 3 bedrooms, along with a detached garage, and plenty of parking and both properties have good sized gardens. The property is offered with no onward chain, and would make a perfect home for a family or an investor with numerous opportunities.

In brief the accommodation comprises a detached bungalow; lobby, hallway with staircase leading to the first floor, lounge, two bedrooms with built-in wardrobes, dining room/bedroom three, family bathroom, breakfast kitchen, rear lobby and store. To the first floor you have a further bedroom and a shower room.

The accommodation of the detached lodge, stunning open plan living area with vaulted ceilings and fitted kitchen with breakfast bar, utility room, fully fitted modern family bathroom, two double bedrooms, open plan staircase leading to the first floor from the living area with a mezzanine landing leading to a master bedroom with an ensuite shower room.

The property also has a private decked area, patio and private gardens which wrap around the property, and a large driveway with plenty of parking for several vehicles.





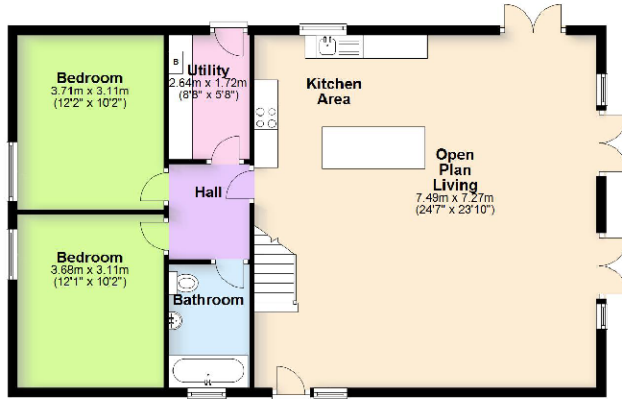
## THE LOCATION

Found just yards from Warwick Road, where most of the towns excellent amenities can be found with local shops, pubs and restaurants all within easy walking distance.

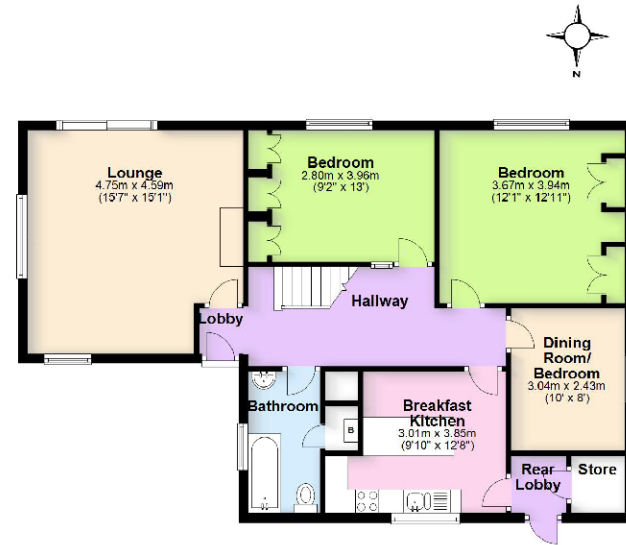
Kenilworth train station is also within easy walking distance. The A46 is only a short drive away which provides an excellent link to the midland motorway network and links through to the neighbouring towns of Leamington, Warwick, Stratford upon Avon and Coventry.

Kenilworth Secondary provides highly rated schooling whilst nearby Primary Schools include St Johns, Thorns and St Nicholas.

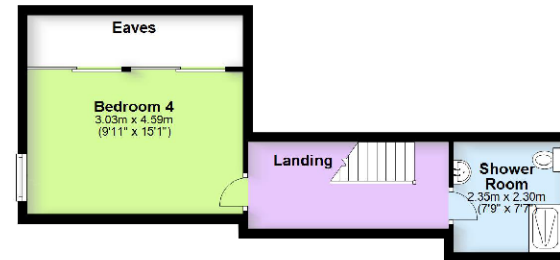
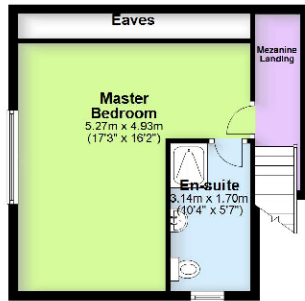
# THE FLOORPLAN



**Ground Floor**  
Approx. 179.5 sq. metres (1932.4 sq. feet)



**First Floor**  
Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 245.6 sq. metres (2643.6 sq. feet)