



## 14C FIELDGATE LANE

KENILWORTH, CV8 1BT

- 2 Bedroom Period Property
- Superb Kenilworth Location
- Extensive Landscaped Gardens



## THE PROPERTY

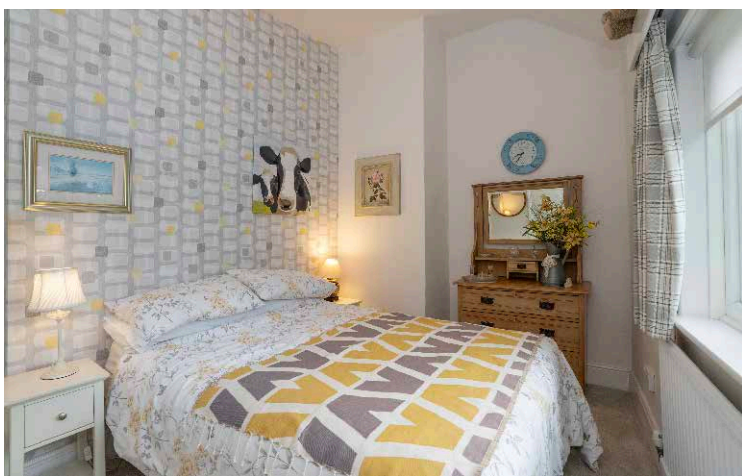
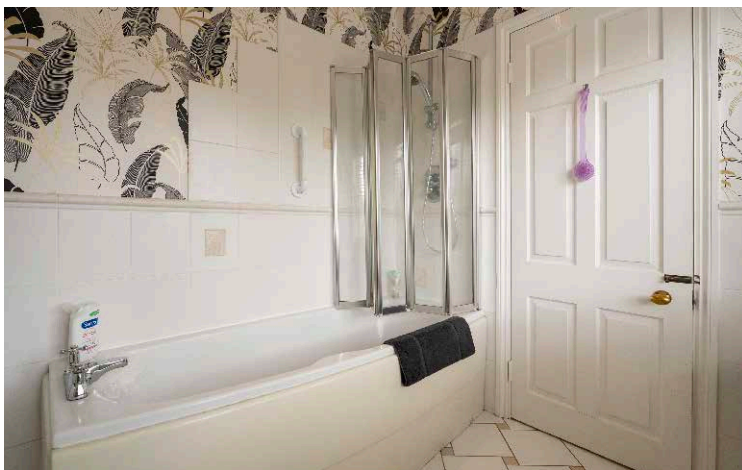
We are delighted to market this stunning Victorian period property, offering a unique blend of traditional style and modern convenience. Situated in Kenilworth Old Town within easy walking distance of many local pubs and restaurants, along with Abbey Fields and Kenilworth Castle on your doorstep, the house has been lovingly cared for to provide a beautiful home, along with extensive landscaped private rear garden, and private parking for two vehicles.

This home would be perfect for buyers looking to downsize, and has the added benefit of a large garden which has been extremely well maintained to provide various areas to enjoy the peace and quiet of this tranquil location. To the front you have a small courtyard garden leading to a double glazed entrance porch, hallway, downstairs w.c, large lounge overlooking your garden with a feature fireplace and log burner, a good sized kitchen/diner with open staircase leading to the first floor, and a conservatory opening out onto your garden.

To the first floor accommodation you have a main double bedroom with built-in bedroom furniture, french doors opening onto a balcony, family bathroom, further double bedroom with a large built-in closet.

To the rear of this lovely home, you have an extremely well maintained large garden with many plants, shrubs and trees, along with access to Fieldgate Lane, and a summerhouse with power and light. To the front of the house you have a courtyard with parking for two vehicles.





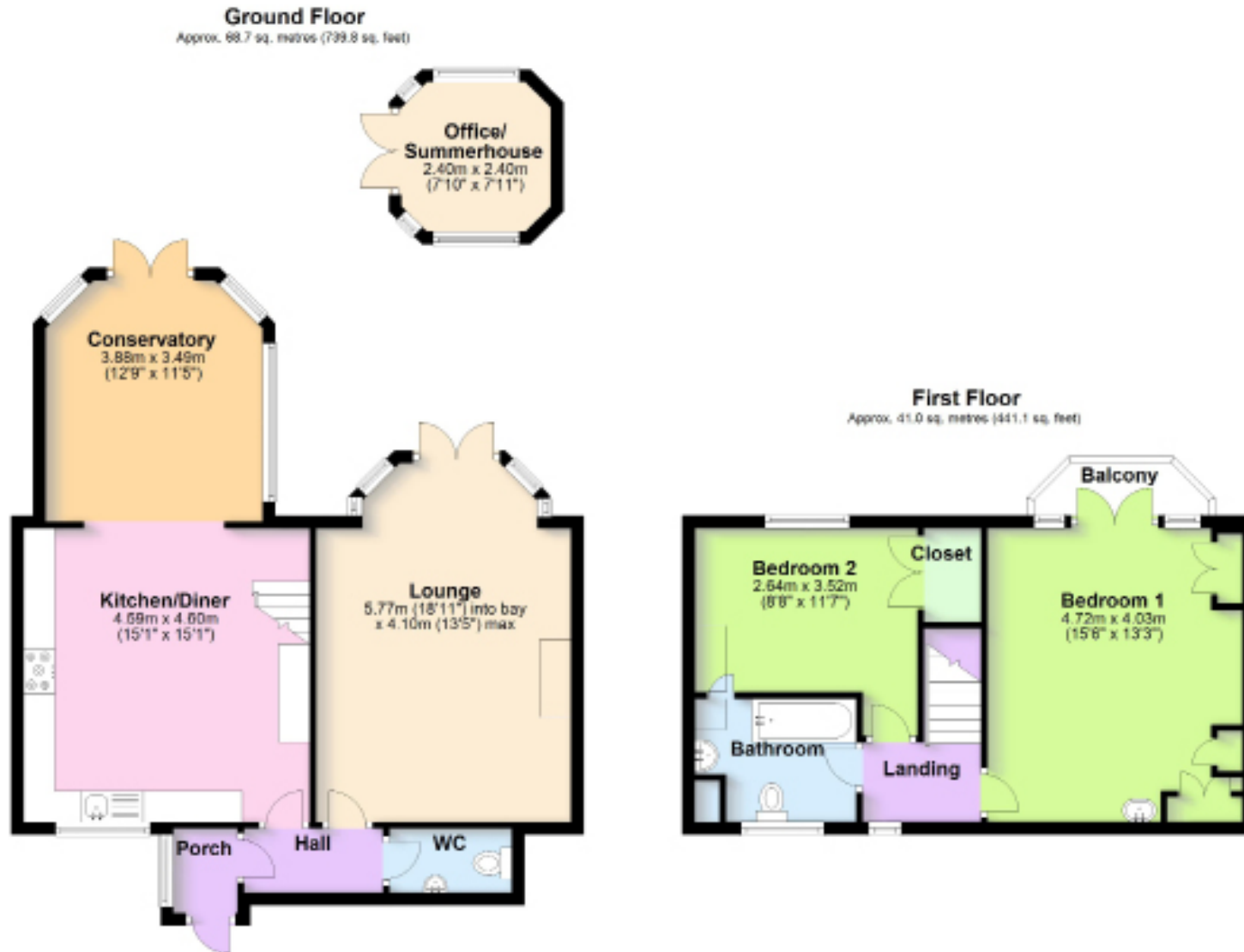
## THE LOCATION

Fieldgate Lane is arguably Kenilworth's most sort after road and is found in the heart of the 'Old Town' leading rurally north towards St Augustines Primary School, Westwood Heath, Balsall Common and The University of Warwick. A quiet one way street with a wonderful mix of property styles and within easy walking distance to Kenilworth High Street.

The Abbey fields are less than a five minute walk away as well as several extremely popular local pubs and restaurants including - The Cross, The Virgins and Castle, The Old Bakery and the Queen and Castle to name but a few!

The Warwick Road and Abbey End shops and amenities are no more than a 15 minute walk away making this property, with such a delightful rural aspect still immensely convenient in all regards.

# THE FLOORPLAN



Total area: approx. 109.7 sq. metres (1180.9 sq. feet)



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