



20 ROUNCIL LANE

KENILWORTH, CV8 1FF

- 5 Bedroom Detached Property
- Prime Kenilworth Location
- 27 Foot Living Room



THE PROPERTY

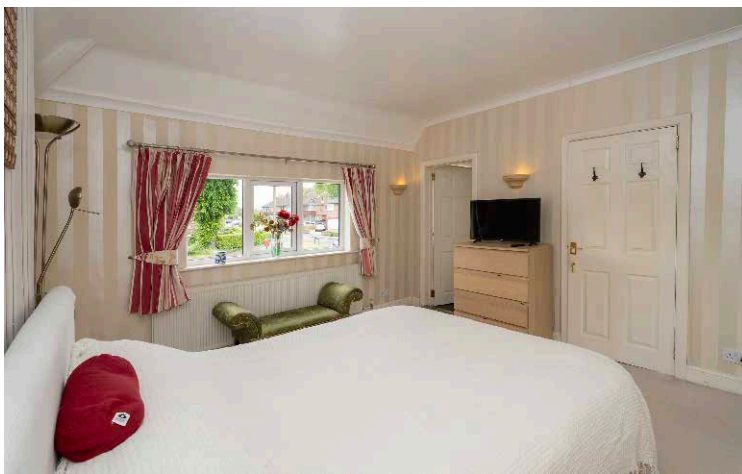
A simply stunning extended detached family home situated in a large plot in prime location in Kenilworth, and within walking distance of the town centre. The property has been lovingly renovated over the years to a very high standard and would make a perfect home for a growing family. The property has five bedrooms, a family bathroom and main bedroom with ensuite, to the ground floor accommodation you have three reception rooms, kitchen/diner and utility room. Driveway with parking for several vehicles, garage and a lovely mature private good sized garden.

The accommodation briefly comprises, porch, entrance hall, huge 27ft living room with feature fireplace, family room, good sized kitchen/diner overlooking your private rear garden, utility room with door leading into your garage, downstairs w/c and home office/gym.

To the first floor there are five very well proportioned bedrooms, a family bathroom and an en-suite bathroom from the master bedroom. The house has been designed to such a generous size throughout.

To the front of the property you have a large driveway with parking for six cars, and direct access to your garage, To the rear of the house you have a large mature secluded garden, mainly laid to lawn with a large patio area perfect for entertaining, to the rear of the garden you have a shed on hardstanding.





THE LOCATION

Rouncil Lane is situated on the West side of Kenilworth with superb local schools including St Johns & Clinton Junior schools as well as Kenilworth Secondary, all within easy walking distance.

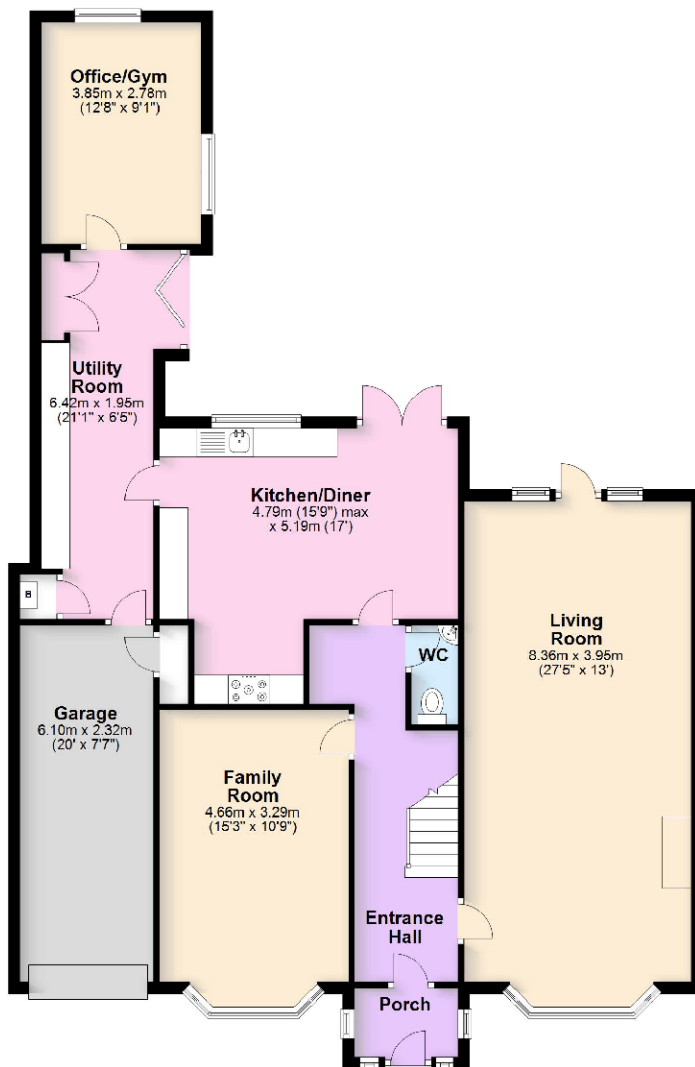
The A46 provides fast access towards either Coventry, Warwick, Stratford and the M40 motorway as well as neighbouring Leamington Spa, this location is superb for anyone commuting for business or pleasure.

The University of Warwick, Birmingham Airport, Warwick Manufacturing Group and Jaguar LandRover at Whitley and Gaydon are all easily accessible by car making this quiet and well regarded residential address convenient, as well as being particularly sought after.

THE FLOORPLAN

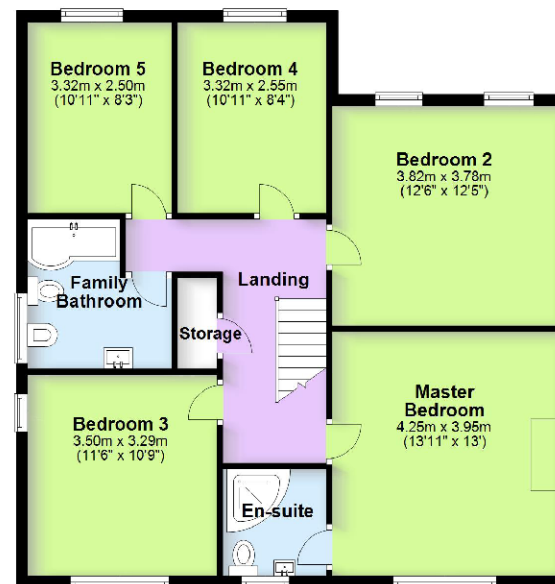
Ground Floor

Approx. 126.4 sq. metres (1360.7 sq. feet)



First Floor

Approx. 82.3 sq. metres (885.6 sq. feet)



Total area: approx. 208.7 sq. metres (2246.3 sq. feet)



01926 298298
elizabethdavenport.co.uk

Elizabeth Davenport Estate Agents
99 Warwick Road, CV8 1HP

