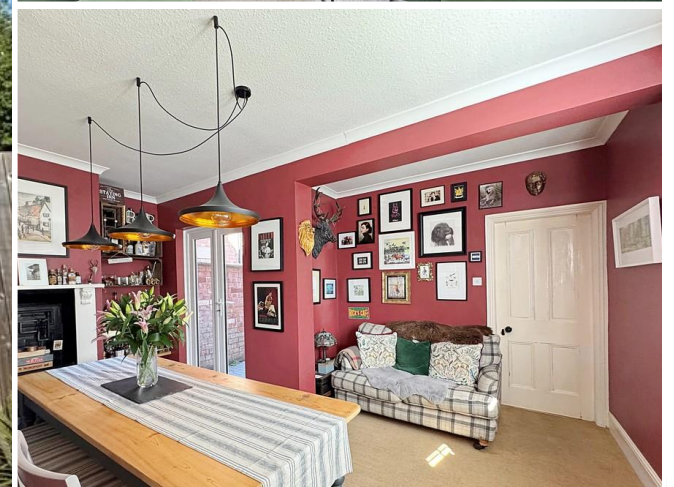




JULIE PHILPOT
RESIDENTIAL



6 Windy Arbour | Kenilworth | CV8 2AS

£675,000

A wonderful Edwardian period property, with many period features including fireplaces and bread oven, providing spacious living over three floors. The sellers have improved the property to reflect the classical decoration style of the era as well as adding window shutters. There are three double bedrooms, two separate receptions plus a study many original doors, high ceilings and spacious rooms. In addition, they have created plenty of driveway parking as well as a private garden. Viewing is essential in order to fully appreciate this large, traditional family home in a highly sought after location.

- Three/Four Bedrooms
- Private, Large Garden & Parking
- Many Period Features
- Two Separate Receptions



Property Description

ENCLOSED PORCH

With door to

ENTRANCE HALL

A stylish entrance to the home having traditional period styling to include tiled floor and cast iron radiator. Large understairs storage cupboard.

LOUNGE

15' 7" x 14' 4" (4.75m x 4.37m)

An elegant room being spacious and light with dual aspect windows, two radiators and two wall light points. Two built in storage cupboards, oak mantel and fitted log burner on slate hearth.

DINING ROOM

15' 7" x 12' 6" (4.75m x 3.81m)

A classic room with radiator, original bread oven and French double doors to side courtyard.

KITCHEN

20' 0" x 9' 0" (6.1m x 2.74m) Max

A very well planned kitchen having an extensive range of cream cupboard and door units with matching wall cupboards and a glazed double display unit. Rangemaster range cooker, one and a half bowl enamel sink unit having mixer tap over, integrated dishwasher, space for under-counter fridge and freezer as well as space for side by side American style fridge/freezer and complementary tiling. French double doors to garden, second door to the private side courtyard

UTILITY ROOM

Having space and plumbing for washing machine and tumble dryer. Wall mounted Vaillant gas boiler.

CLOAKROOM

With w.c., wash basin and radiator.

FIRST FLOOR LANDING

With cast iron radiator.

BEDROOM ONE

15' 8" x 12' 0" (4.78m x 3.66m)

A lovely large bedroom with dual aspect windows, feature fireplace, radiator and built in wardrobe.

BEDROOM TWO

15' 3" x 9' 0" (4.65m x 2.74m)

A second first floor double room with dual aspect windows, radiator and range of built in wardrobes..

LUXURY BATHROOM

12' 4" x 10' 8" (3.76m x 3.25m) Max

A superb luxury bathroom with separate walk in shower with rainfall shower head, sensor lighting and display niche to side. Freestanding 'ball and claw' bath with mixer tap over, large vanity sink unit with double cupboard under and concealed cistern w.c. Complementary tiling.

SECOND FLOOR

BEDROOM THREE

12' 2" x 10' 6" (3.71m x 3.2m)

A third double bedroom with large Velux window and radiator.

STUDY/SITTING ROOM

14' 4" x 10' 8" (4.37m x 3.25m)

This room provides great flexibility in use for the home owner, it can be a dressing room or a study, a music room or a separate sitting room for teenagers. There is a Velux window, radiator and a door leading to the further and ample roof storage space.

OUTSIDE

PARKING

There is ample driveway parking for several vehicles with mature hedging to the front and side. The EV Charger may be available by separate negotiation.

GARDEN

The garden is an additional special feature to this house as it is generous in size, very private and enjoys the much sought south facing sunny aspect. The garden also has a secluded courtyard to one side which then leads to the large patio area where there is plenty of room for outdoor dining. There are two areas of lawn along with mature shrubs, apple tree and hedging. Timber fencing. Belfast sink unit, outside tap and original water well (no longer operational) Built in log store which may be available by separate negotiation.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

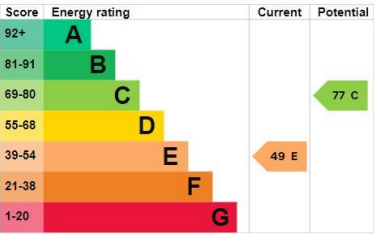
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60