



JULIE PHILPOT
RESIDENTIAL

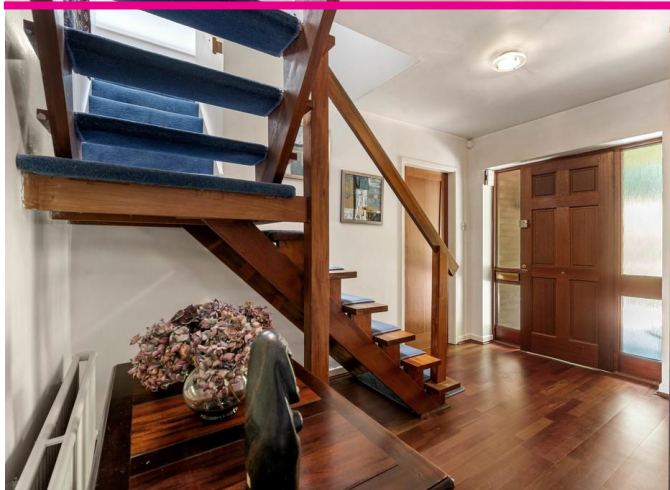


6 Hawkesworth Drive | Kenilworth | CV8 2GP

A unique opportunity to purchase an individually designed chalet style home having been extended, improved and altered in layout by the present sellers who have successfully created a well proportioned family home, generous in size as well as being very light and airy throughout all this within a private setting in 'Old Kenilworth' just a short walk away from open countryside, the old High Street, Castle and Kenilworth Common.

Offers In Region Of £975,000

- Great Flexibility In Design & Layout
- Five Bedrooms & Three Receptions
- Spacious & Flexible Family Living
- Unique Opportunity



DESCRIPTION

This is a super opportunity to purchase an individual family home having been greatly enjoyed by the present family since their purchase in 1983. The owners have made significant changes to the property during this time in order to provide excellent living space with plenty of flexibility in so far as you can enjoy this home with five bedrooms, you can have three on the first floor with the potential for two bedrooms on the ground floor. Equally you can use the house with the three first floor bedrooms and then have additional reception rooms on the ground floor.

The location is just ideal several schools are within easy reach as are sporting facilities and open countryside, a nice stroll will lead you into the old High Street, Castle and Abbey Fields.

SELLERS COMMENTS

The appeal of this house when we bought it in '83, was twofold: the exterior appearance, with its twin gables nestling amongst the trees, and, as a designer, the potential to enlarge and redesign the interior to suit our lifestyle aspirations for a young family, to allow entertaining (including an indoor BBQ), and later a home for our design consultancy. Over the years the house has been transformed into a bright, spacious family home including some unusual features that we have loved living in for over forty years

The house has deep Jaguar roots, including most of the 25 years that I spent at the company, during which I was responsible for several sports car designs (including the XJ220), and with the previous owner being Walter Hassan, the engine developer of the XK, Coventry Climax F1 and Jaguar V12 engines.

DOOR TO ENTRANCE HALL

With engineered wood floor, understairs storage space, central heating programmer, useful double size cloaks storage cupboard and further linen storage cupboard.

GROUND FLOOR GUEST ROOM

11' 5" x 11' 1" (3.48m x 3.38m)

With radiator and dimmer switch.

STUDY/BEDROOM

10' 0" x 10' 1" (3.05m x 3.07m)

A room that is at present used as a study but can also be a further ground floor bedroom. Radiator, built in study furniture and wall shelving.

CLOAKROOM

With wash basin with cupboard under, w.c. and complementary tiling.

LOUNGE

25' 7" x 15' 9" (7.8m x 4.8m) Narrows to 9'8"

A very stylish lounge with large French double doors to the rear garden, two radiators and feature fireplace with gas fire.

DINING ROOM

11' 8" x 10' 6" (3.56m x 3.2m)

With radiator, French doors to the rear garden, built in storage cupboard and further cupboard housing the Worcester gas boiler.

FROM LOUNGE DOUBLE DOORS TO

KITCHEN/BREAKFAST ROOM

13' 7" x 12' 1" (4.14m x 3.68m)

Having been professionally refitted with an extensive range of gloss units including curved end units and having concealed lighting above and below the units with glass splashbacks.

Quartz sparkle worktops, undermount stainless steel one and a half bowl sink unit, integrated Bosch dishwasher, Neff induction hob, AEG extractor hood and Bosch double oven. Tall pull out larder unit, deep pan drawers and matching wall units. Space for large dining table and chairs, housing for tall fridge/freezer and personal entrance door from covered car port. Further set of double doors to:

CONSERVATORY /GARDEN ROOM

17' 2" x 9' 5" (5.23m x 2.87m) Plus side recess

This room has been added by the sellers and is ideal for providing year round use and for entertaining guests. Bi-fold doors, two wall light points, brick built outdoor cooking zone with space under for a fridge, built in bbq extractor and side storage.

UTILITY ROOM

11' 3" x 4' 5" (3.43m x 1.35m)

Having water proof wall panelling, long worktop, space and plumbing for washing machine and space for tumble dryer. Built in storage unit.

FIRST FLOOR

MASTER BEDROOM

16' 2" x 11' 1" (4.93m x 3.38m)

With radiator, two Velux windows and garden view.

DRESSING ROOM

8' 9" x 5' 6" (2.67m x 1.68m)

With space for dressing table, hanging rails and fitted shelving.

EN-SUITE BATHROOM

9' 7" x 6' 0" (2.92m x 1.83m)

Having panelled bath, vanity wash basin with cupboard under, w.c. and separate shower enclosure. Heated towel rail, Xpelair extractor, fully tiled walls and Velux window.





DOUBLE BEDROOM TWO

17' 0" x 8' 2" (5.18m x 2.49m) Exc Wardrobe

With radiator and access to built in wardrobe having fitted shelving, hanging rail and space for freestanding drawer unit.

DOUBLE BEDROOM THREE

13' 0" x 10' 0" (3.96m x 3.05m) Exc Wardrobe

With radiator, rear garden view and built in wardrobe with hanging rail, shelving and space for freestanding drawer unit. Built in desk unit as fitted.

FAMILY BATHROOM

10' 2" x 7' 6" (3.1m x 2.29m)

A modern fully tiled and recently refitted bathroom with roll top bath, large walk in shower having curved glazed shower screen, w.c. and vanity wash basin with cupboard under. Heated towel rail, shaver point and extractor.

FIRST FLOOR FAMILY ROOM/STUDIO

14' 4" x 19' 6" (4.37m x 5.94m)

This large reception room located on the first floor is ideal as a studio, family room or teenage 'den'. It is currently used as a home office with an extensive range of made to measure office furniture which will be included within the sale. Laminate flooring, dual aspect windows, radiator and access to under eaves storage.

OUTSIDE

GARAGE

22' 6" x 9' 11" (6.86m x 3.02m)

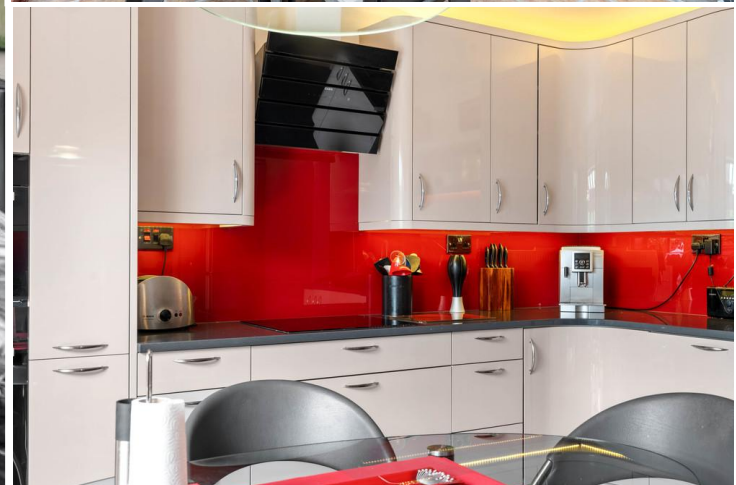
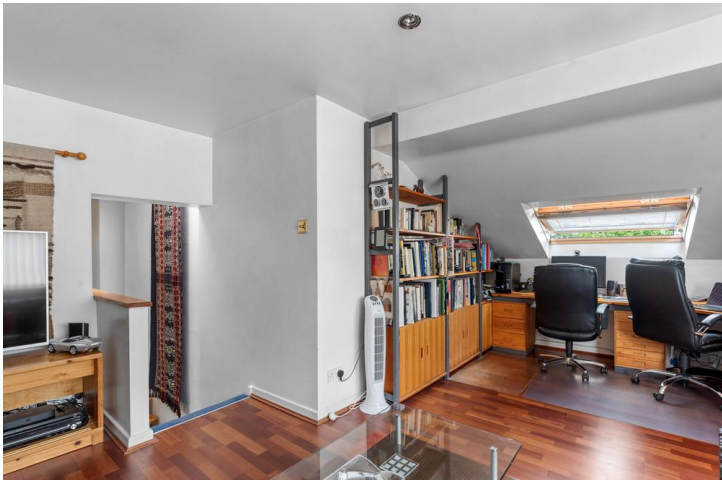
A large garage with electric up and over door, side entrance door, light and power plus fitted workbenches and storage units.

GARDEN

The rear garden enjoys a mature and private setting it is 'wrap around' in design with plenty of seating areas in the sun and also with some shade for when the sun is at its peak, it is therefore an ideal family garden for when some shade may be needed but also is generous enough in size for creating play areas or for the children to 'kick a football' around. For the adults there is plenty of sunshine on the south facing patio and lawned areas with very pleasing roof top views. There are many mature shrubs and trees plus timber fencing forms the boundaries. The garden shed is included.

FIXTURES AND FITTINGS

The carpets, light fittings and curtains with the exception of the lounge curtains are included within the selling price.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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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



TOTAL FLOOR AREA: 2555 sq.ft. (237.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



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