



JULIE PHILPOT  
RESIDENTIAL

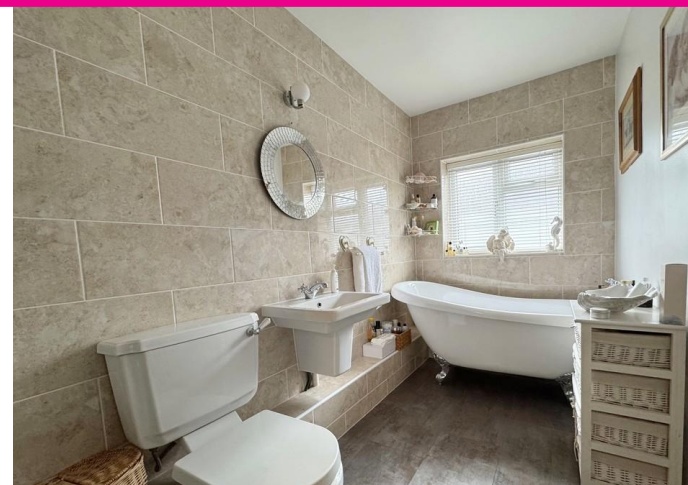


## 49 Highland Road | Kenilworth | CV8 2EU

An immaculately presented, skillfully and tastefully remodelled, extended and fully renovated detached chalet design property offering great flexibility in living in a very nice setting. There are two master bedrooms both having en-suites, one on the ground floor and one on the first floor with two further bedrooms available. This stylish property benefits from plenty of natural light throughout, has generous living space primarily open plan in design with the added advantage of a delightful, large and landscaped rear garden with farmland views.

£735,000

- Spacious Extended Property
- Renovated & Improved By Sellers
- Four Bedrooms, Two En-Suites
- Large, Mature Garden



## Property Description

### ENCLOSED PORCH

With door to

### ENTRANCE HALL

Having original, renovated parquet flooring, smoke detector and understairs storage space.

### BATHROOM

With 'ball and claw' freestanding bath, wall mounted wash basin, w.c. and separate shower enclosure with Mira shower and glazed screen door. Complementary tiling, extractor and tall heated towel rail.

### MASTER BEDROOM

18' 6" x 16' 8" (5.64m x 5.08m)

A large bedroom located to the rear of the property with direct access to the garden from patio doors. Radiator and mirror wardrobes are included. Door to

### EN-SUITE SHOWER ROOM

With corner shower enclosure having curved shower screen, w.c., and pedestal wash hand basin. Heated towel rail and complementary tiling.

### DOUBLE BEDROOM

12' 1" x 11' 7" (3.68m x 3.53m)

A nice double bedroom located to the front of the property with wardrobes included as fitted. Radiator.

### LOUNGE

15' 5" x 12' 5" (4.7m x 3.78m)

A delightful lounge located to the front of the property which also links to a further seating area and then into the kitchen/diner so feels lovely and light throughout. In the lounge is a central fireplace with fitted log burner and oak mantel. Radiator

### SITTING ROOM

12' 5" x 12' 1" (3.78m x 3.68m)

Easily accessed via the lounge having a radiator glass balcony with a couple of steps that lead down to

### OPEN PLAN KITCHEN/DINER/GARDEN ROOM

21' 3" x 19' 6" (6.48m x 5.94m) Max 'L' Shape

Super open plan design to the rear of the property with direct access to the garden, lots of natural light and tiled floor. Tall wall radiator and further radiator, three dome ceiling skylights. In the kitchen is an extensive range of oak cupboard and drawer units with deep pan drawers and matching wall cupboards over. Integrated dishwasher, four ring electric hob with electric oven under and extractor hood over, tall fridge/freezer and washer dryer. There is plenty of space for a large dining table and chairs plus space for comfortable seating and room for guests.



### BEDROOM FOUR/STUDY

11' 4" x 7' 3" (3.45m x 2.21m)

With radiator.

### STAIRCASE TO FIRST FLOOR

### MASTER BEDROOM

21' 6" x 11' 9" (6.55m x 3.58m)

A second master or guest bedroom on the first floor having farmland and garden views, large sliding window, Velux window and a range of built in wardrobes. Access to under eaves storage space, two wall radiators and door to

### EN-SUITE

9' 9" x 7' 4" (2.97m x 2.24m)

A large en-suite with fully tiled shower enclosure having glazed door, circular vanity basin with drawer unit under, w.c and complementary tiling. Heated towel rail.

### OUTSIDE

### GARAGE & PARKING

There is a larger than average garage having an electric up and over door, light, power and wall mounted Worcester gas boiler which is maintained on a British Gas Service Contract. In addition is driveway parking for several vehicles to the front of the property.

### GARDENS

The gardens are a further feature to the property being much larger than average and having been landscaped to include seating areas, lawn, mature and well established shrubbery borders with a kitchen/vegetable garden too. Greenhouse.

### FIXTURES AND FITTINGS

The carpets, curtains, blinds, light fittings and all wardrobes.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

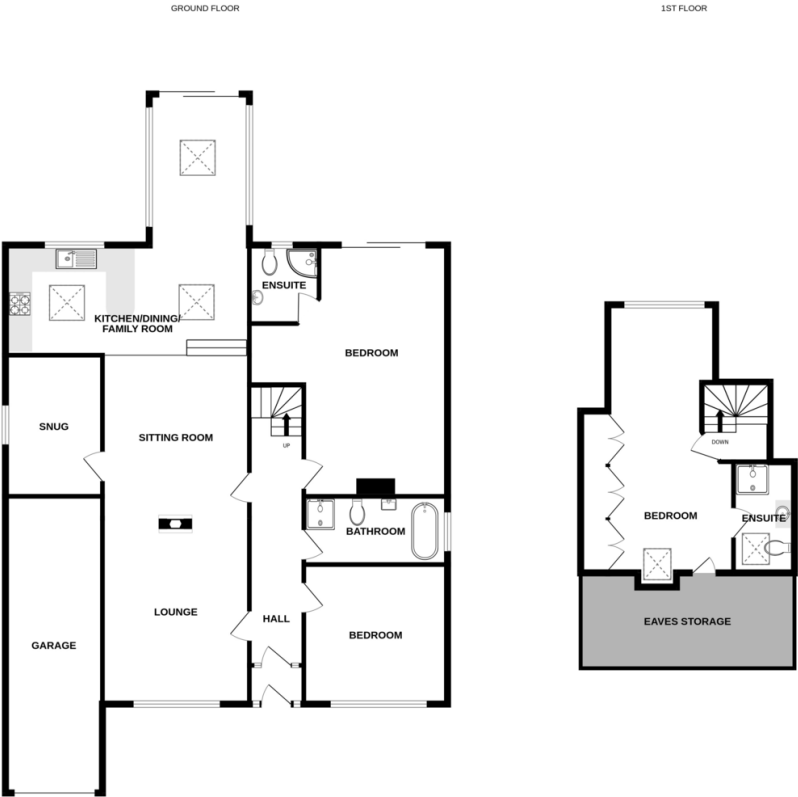
# Contact Details

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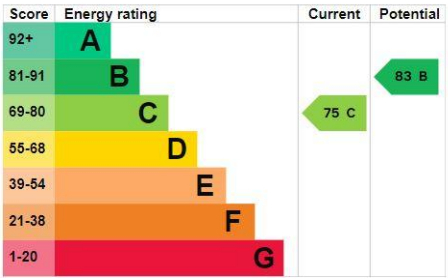
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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



[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