



JULIE PHILPOT
RESIDENTIAL



9 Windy Arbour | Kenilworth | CV8 2AT

If looking for a large, very spacious and impressive family home of 2846 sq ft, this superb property must be viewed. The extended accommodation, upgraded by the present sellers, comprises four first floor bedrooms with two bathrooms, a ground floor bedroom with en-suite, four reception rooms and bespoke kitchen/breakfast with utility room.

£825,000

- Large and Impressive Family Home
- Four First Floor Bedrooms, One En-Suite
- Ground Floor Bedroom With En-Suite
- Lots of Parking & Garage



DESCRIPTION

This is a superb property that is not only spacious throughout but also provides complete flexibility in design for couples and families alike. The sellers have made significant improvements to the house since ownership in order to provide a home that is ready to move into. There is the option of a ground floor bedroom with an en-suite, this room is currently a music room, but it could also be utilised as a guest room, an office or a beauty/treatment room with en-suite facilities if desired. In addition, on the ground floor is a large and impressive, welcoming hallway, a gym, a home office with fitted furniture plus the dining room and large lounge both rooms are accessed via double doors from the hallway. The kitchen and utility have both been refitted by AK of Kenilworth with a contemporary and bespoke range of units. On the first floor are four further bedrooms including the master with en-suite. Outside will be found plenty of parking, a garage being great for storage and a large south west facing rear garden.

DOOR TO

ENTRANCE HALL

With oak flooring, two radiators, remote control Hive heating control and double doors to:

LOUNGE

21' 4" x 16' 5" (6.5m x 5m)

A modern, light and contemporary styled room with two set of double French doors providing direct rear garden access. This room also has a range of Neville Johnson professionally designed and fitted furniture including media wall. Another pleasing feature is the modern 'hole in the wall' gas fire.

DINING ROOM

14' 0" x 11' 6" (4.27m x 3.51m)

With double doors from the hallway and also having double doors leading directly into the kitchen/breakfast room. Laminate floor.

GYM

14' 1" x 13' 9" (4.29m x 4.19m)

This additional reception room is currently set up as home gym, hence being a multi-purpose room depending upon the owners requirements.

MUSIC ROOM/GUEST ROOM

14' 2" x 11' 9" (4.32m x 3.58m)

This room can easily be a ground floor bedroom, it is currently the music room, but it could also be a beauty room/treatment room or further office space. There are full width built-in wardrobes with sliding doors and access into:

EN-SUITE

A modern fully tiled en-suite with walk in corner shower, pedestal wash basin, w.c and heated towel rail. Extractor fan and wall mirror.

HOME OFFICE

9' 9" x 6' 5" (2.97m x 1.96m)

Having a range of professional designed and built in Sharps furniture to include two workstations plus drawers, cupboards and bookcase shelving.

CLOAKROOM

With vanity basin having double cupboard under, w.c., heated towel rail, extractor fan and double door cloaks storage cupboard.

KITCHEN/BREAKFAST ROOM

22' 4" x 14' 4" (6.81m x 4.37m)

A modern refitted kitchen/breakfast room in a contemporary handle-less design fitted by AK of Kenilworth. There are an extensive range of cupboard and drawer units, deep pan drawers, Franke under mount sink unit with Quooker hot water tap, and Siemens integrated appliances to include induction hob and two ovens (one being a microwave oven as well) with warming drawers under. Full size integrated fridge and freezer, extractor hood and integrated Bosch full size dishwasher. Bespoke Italian heatproof worktops. Space for table and chairs and tiled flooring.

UTILITY ROOM

19' 0" x 6' 4" (5.79m x 1.93m) Max

With a range of cupboard and drawer units to match the kitchen, Franke stainless steel sink unit, space and plumbing for washing machine and space for dishwasher. Cupboard housing Worcester gas boiler. Heated towel rail and door to rear garden.

SECOND CLOAKROOM

With w.c and wash basin.

FIRST FLOOR

MASTER BEDROOM

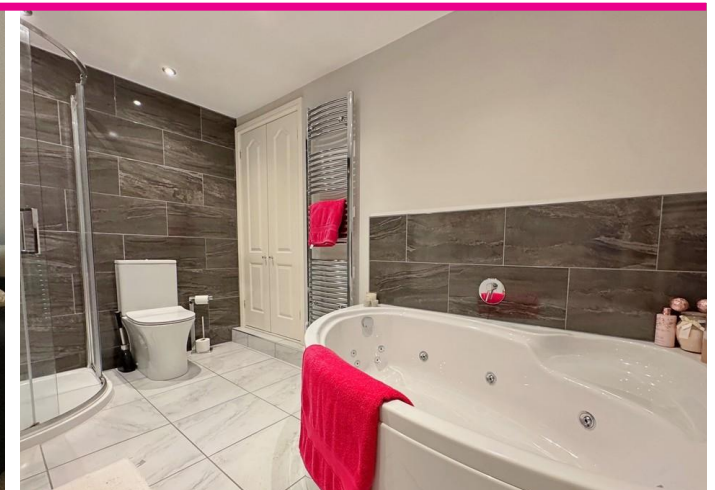
18' 5" x 18' 0" (5.61m x 5.49m)

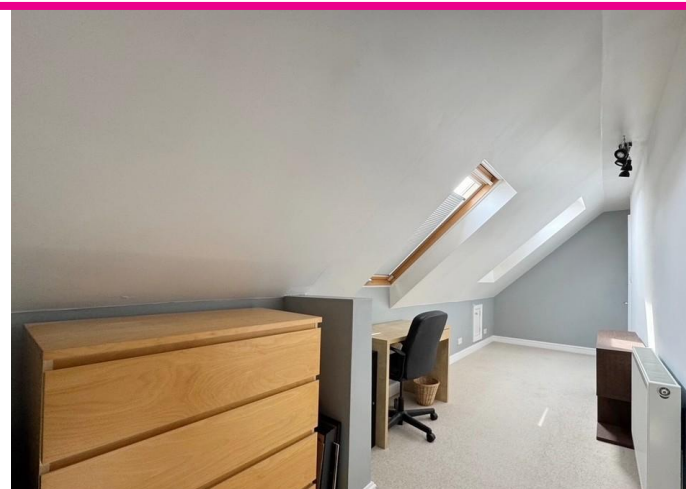
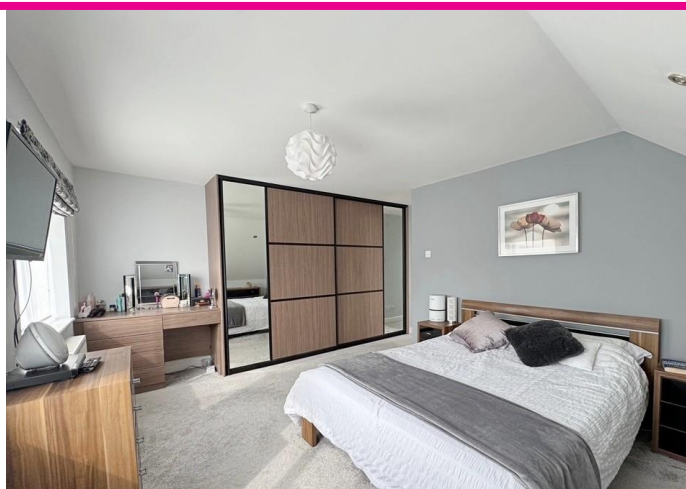
With rear garden views plus built in wardrobes having sliding doors, dressing table unit, matching bedside tables and further drawer storage units..

FULLY TILED RE-FITTED EN-SUITE

6' 5" x 11' 7" (1.96m x 3.53m)

A large master en-suite with walk in shower, twin circular wash basins having storage space under, w.c. and wall mirror.





BEDROOM TWO

20' 5" x 9' 5" (6.22m x 2.87m)

With built in double wardrobe and rear garden views.

BEDROOM THREE

18' 9" x 8' 8" (5.72m x 2.64m)

With Velux windows having fitted blinds, access to under eaves storage space and built in double wardrobes plus further walk in wardrobe.

BEDROOM FOUR

24' 0" x 10' 1" (7.32m x 3.07m)

Having Velux windows with fitted blinds, walk in wardrobe and access to under eaves storage space.

MODERN BATHROOM

11' 3" x 7' 1" (3.43m x 2.16m)

Having corner spa bath, separate corner shower enclosure, vanity wash basin with drawers under, heated towel rail and complementary tiling. Built in airing cupboard with pressurised hot water cylinder and fitted shelving.

OUTSIDE

GARAGE

16' 9" x 9' 9" (5.11m x 2.97m)

Having a recently installed electric roller door fitted by Coventry Doors, light, power and personal door to rear garden. Podpoint EV CHARGING POINT. to the front of the property is ample parking for several vehicles.

GARDEN

The sunny south west facing rear garden is also an additional feature to the property with a large area of lawn, mature shrubbery borders and a lovely patio area providing ample space for entertaining. Timber fencing forms the boundaries.

FIXTURES AND FITTINGS

The Podpoint EV Charging Point, carpets, curtains, blinds and window shutters will be included within the sale price.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

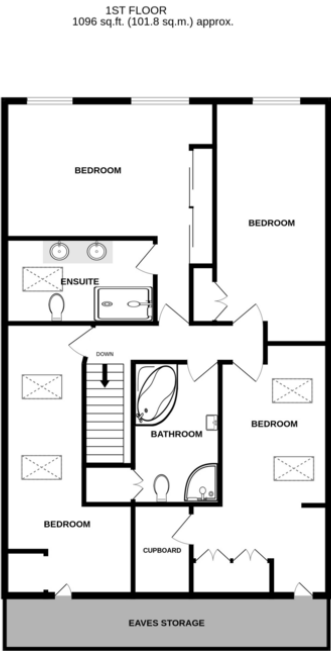
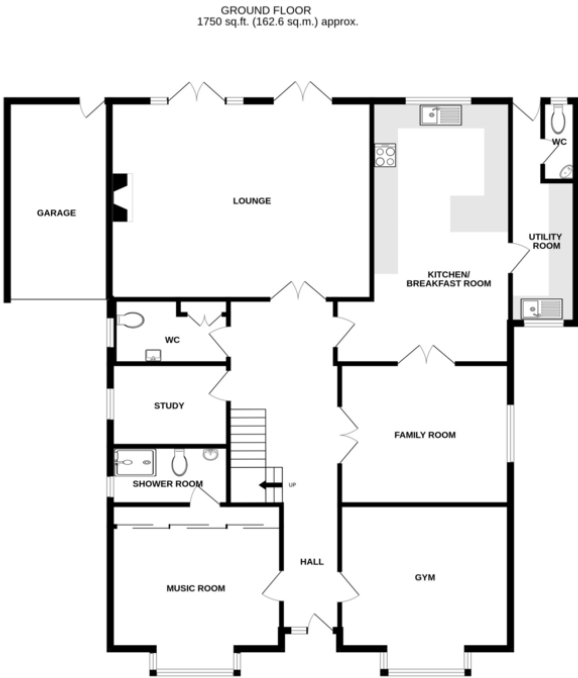
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

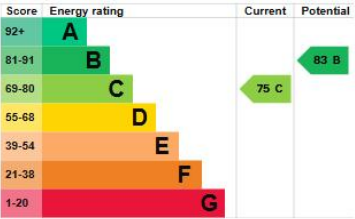


TOTAL FLOOR AREA : 2846 sq.ft. (264.4 sq.m.) approx.
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Energy rating and score

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

[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