



JULIE PHILPOT
RESIDENTIAL



Ashfield House | Brooke Road | Kenilworth | CV8 2BD

£895,000

A beautiful and much loved detached family home, with five bedrooms and four reception rooms, being placed on the market for the first time in over 40 years. This stunning, double fronted Edwardian period property provides generous and well planned accommodation with the added benefit of a large and sunny, private garden. Viewing is essential in order to appreciate the charm, style and many period features.

- Detached Period Home
- Large Garden
- Must Be Viewed
- Five Bedrooms & Four Receptions



PROPERTY DESCRIPTION

Ashfield House is a classic example of a traditional Edwardian period property. It is understood to have been constructed between 1903 and 1906 with Kenilworth bricks from the quarry that was close by at that time. It was also one of only two houses on Brook Road and that time and the sellers believe it was originally a smallholding and orchard.

The present owners have lived in this delightful, very welcoming, light and airy property, for over 40 years. There has been great fun, much love and laughter over the years as the house is ideal for indoor and outdoor entertaining. Many of the original features including deep skirting boards, internal doors, oak spindled staircase and high ceilings have been retained. All this within easy walking distance of Kenilworth train station, local bus services, shops, schools and parks as well as the town centre, Abbey Fields and Kenilworth Castle.

CANOPY PORCH & DOOR TO

RECEPTION HALL

A spacious entrance and inner recess with separate doors through to four reception rooms.

LOUNGE

20' 4" x 13' 0" (6.2m x 3.96m)

A stylish living room with large bay window, two radiators, oak floor, picture rail and ceiling rose. Feature fireplace with marble infill and hearth.

MUSIC ROOM

15' 5" x 11' 1" (4.7m x 3.38m)

A versatile room that can also be a dining room, family room, second study/work room or music room. Large bay window, picture rail, ceiling rose and oak floor.

HOME OFFICE/STUDY

17' 8" x 11' 3" (5.38m x 3.43m) Max

A generous home office having feature corner fireplace with timber surround. Radiator and an extensive range of professionally designed, built and installed office furniture to include shelving and corner workstation.

CLOAKROOM

With tiled floor, radiator, concealed cistern w.c. and vanity wash basin with cupboard under. Hanging/storage space for coats and shoes.

KITCHEN/BREAKFAST ROOM

26' 5" x 15' 6" (8.05m x 4.72m) Overall

Kitchen Area:

Having an open extensive range of farmhouse style units with granite worktops, hand-painted doors and drawers and matching wall cupboards. Large central island unit in oak and granite which extends to provide a large breakfast eating area. Integrated Bosch dishwasher, Rangemaster electric range cooker in white and utility cupboard having space for both washing machine and tumble dryer. Space for full height fridge. Two archways provide access to:

Dining Area:

With built in storage cupboards and quartz worktop to match the kitchen units. Radiator, space for dining table and chairs plus arched storage recess area.

FAMILY ROOM

19' 6" x 9' 9" (5.94m x 2.97m)

Having two wall light points, six Velux skylight windows having fitted blinds. Two radiators and full width bi-fold doors and a separate single opening door providing direct access to the rear garden. Cupboard housing the Worcester gas boiler.

OAK DOG LEG SPINDLED STAIRCASE TO FIRST FLOOR LANDING

With radiator, smoke detector and double door airing cupboard housing hot water cylinder and additional linen storage cupboard. Access to roof storage space.

MASTER BEDROOM

18' 0" x 13' 0" (5.49m x 3.96m)

With an extensive range of made to measure fitted wardrobes and matching drawer units, dressing table area and bedside tables. Access to roof storage space.

EN-SUITE BATHROOM

A couple of steps lead down to this en-suite bathroom with panelled bath, separate large shower enclosure, pedestal wash basin and w.c. Heated towel rail and mirrored door cabinet.

DOUBLE BEDROOM TWO

16' 2" x 15' 5" (4.93m x 4.7m)

With dual aspects, vaulted ceiling and radiator.





DOUBLE BEDROOM THREE

11' 9" x 11' 0" (3.58m x 3.35m)

With dual aspects and radiator.

DOUBLE BEDROOM FOUR

12' 6" x 11' 1" (3.81m x 3.38m)

A further double room with radiator, bedroom furniture to include double wardrobe, large display area with deep drawer units under, bedside table and dressing table unit.

BEDROOM FIVE

9' 8" x 8' 9" (2.95m x 2.67m)

A fifth generous size bedroom with radiator and built in wardrobes.

FAMILY BATHROOM

9' 9" x 9' 3" (2.97m x 2.82m)

A large family bathroom with panelled bath having mixer tap and shower over with glazed shower screen. Pedestal wash basin, w.c., heated towel rail and mirrored door cabinet.

OUTSIDE

GARAGE & PARKING

16' 2" x 8' 0" (4.93m x 2.44m)

A brick built garage with up and over door. To the front and side of the property is a very large block paved driveway which provides lots of parking for many vehicles.

GARDEN

Double timber gates from the driveway leads to the attractive and sunny garden having a large area of lawn, children's play area with bark chippings and a full width paved terrace and further patio area. This garden is perfect for outdoor bbq's, children's parties as well as entertaining.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

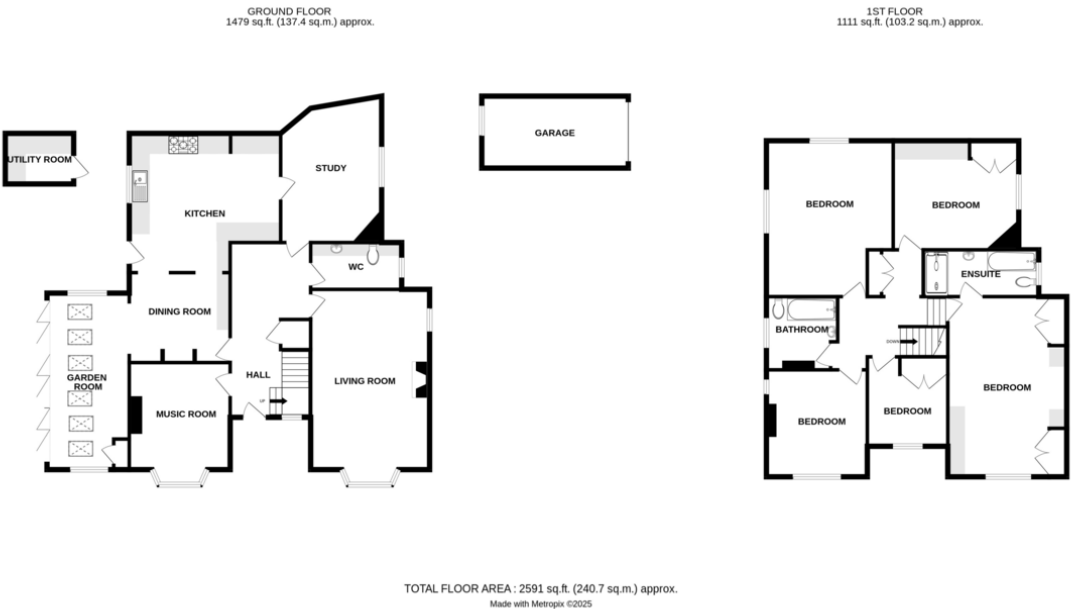
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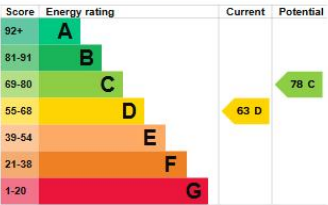
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



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