



6 Castle Grove | Kenilworth | CV8 1NF

A superb period property having been recently remodelled, restored and modernised to a quality specification. In addition, the present sellers have replaced and refitted the shower room and utility room. The home is very spacious, provides flexible living and has the Castle grounds as its backdrop. There is a sunny garden to the front, a walled courtyard garden to the rear together with two parking spaces, one to the rear and one to the side. There are also four generous double bedrooms, a fabulous first floor living room with period fireplace and on the lower ground floor a farmhouse style kitchen/diner which is very much the hub of the home.

£735,000

- Semi-Detached Victorian Villa
- Spacious Living With Four Bedrooms
- Viewing Essential
- Many Period Features
- Highly Sought After Location



PROPERTY DESCRIPTION

This is a fabulous and stylish period home with plenty of space for couples and families alike in a highly sought after location with the Castle, Millennium trail, open countryside and Abbey Fields all being within just a short walk. There are many original features to include covings, oak doors, oak handrail and spindled staircases and original fireplaces two of which are regularly used. The main living areas are located on the first two floors to include a farmhouse style kitchen/diner with room entertaining comfortably, on this floor is also a re-fitted utility and newly ref-fitted shower room. On the floor above is a fabulous living room which can be used as one or can provide separate seating areas there are lovely views from all windows and on this floor is the main entrance door and cloakroom. Moving up through the property you will find the four double bedrooms and a family bathroom. This property must be viewed in order to be fully appreciated.

STEPS UP TO FORMAL ENTRANCE DOOR

This provides access to the hallway with original handrail and banisters, oak flooring and access to:

LOUNGE

12' 0" x 17' 3" (3.66m x 5.26m)

Having stripped and polished original floorboards, original working fireplace with tiled inserts, bay window with window seat, three wall light points built in shelving and tv display area.

SITTING ROOM

12' 0" x 11' 3" (3.66m x 3.43m)

This is very much an open plan room but each room can also provide separate social space. In this room there are the stripped and polished floorboards, original fireplace which is not used, a radiator and wall light point. The view from here is towards the spinney area to the rear of the castle. Original built in storage cupboards.

CLOAKROOM

With w.c., wall hanging wash basin and heated towel rail.

LOWER GROUND FLOOR

ENTRANCE DOOR

This entrance door provides access from the rear courtyard garden.

INNER HALLWAY

With tiled floor, radiator and understairs storage cupboard.

UTILITY ROOM

With space and plumbing for washing machine and space for tumble dryer over.

REFITTED SHOWER ROOM

This is a re-fitted wet room with monsoon rain shower, full wall tiling and heated towel rail.

OPEN PLAN KITCHEN/DINER

KITCHEN

12' 0" x 11' 6" (3.66m x 3.51m)

Having a range of hand painted timber units set under granite worktops in a traditional style.

Rangemaster range cooker, integrated Hotpoint dishwasher, undermount sink unit with mixer tap over and newly fitted 'Quooker' hot and cold water tap. Complementary tiling and French doors to courtyard garden. Built in original multi-fuel stove.

DINING AREA

17' 1" x 13' 7" (5.21m x 4.14m)

With cast iron radiator, tiled floor and walk in bay window with newly fitted French shutters. Range of hand built storage cupboards providing pantry style storage plus housing for a tall fridge/freezer.

Original period fireplace which is decorative and not working.

STAIRCASE TO LANDING

With built in storage cupboard housing gas combination boiler.

MASTER BEDROOM

12' 2" x 12' 3" (3.71m x 3.73m)

Having original feature fireplace, lovely views, radiator and built in double door wardrobe.

DOUBLE BEDROOM TWO

12' 0" x 11' 7" (3.66m x 3.53m)

Having original period feature fireplace, radiator and pleasant views.

BATHROOM

With panelled bath having mixer tap/shower attachment over, w.c., pedestal wash basin and timber wall panelling.

STAIRCASE TO LANDING

DOUBLE BEDROOM THREE

17' 5" x 8' 0" (5.31m x 2.44m)

With oak laminate wood flooring and radiator.





DOUBLE BEDROOM FOUR

11' 8" x 8' 1" (3.56m x 2.46m)

With oak laminate flooring, radiator and pleasant views.

OUTSIDE

FRONT GARDEN

This sunny garden has private gated access, stone chipping pathway, lawn and sunny private paved seating area. There are mature hedges and shrubs forming the boundaries. Access by a few steps leads up to the front door and further steps down at the side leads to:

WALLED COURTYARD GARDEN

The rear garden is a courtyard design with blue brick paved seating areas and gated entrance which leads to:

PARKING

There are two parking spaces available, one to the side and one to the rear of the property, both with applicable permits. There is also allocated visitor parking.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

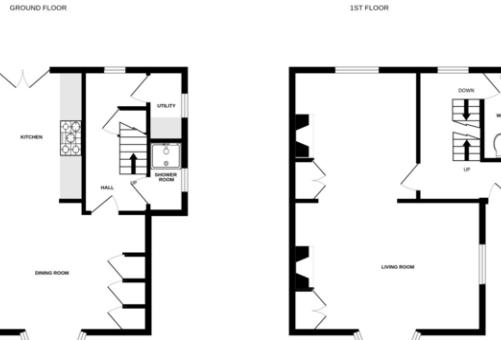
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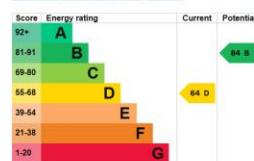


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Energy rating and score

This property's energy rating is D. 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