



Woodside, Fen End Road, Kenilworth, CV8 1NS

HOWKINS &
HARRISON

Woodside, Fen End Road,
Kenilworth,
Warwickshire, CV8 1NS

Guide Price: £1,100,000

Offering a wealth of charm and character is this impressive Grade II listed detached residence occupying a generous size plot extending to 2.29 acres. Having versatile well proportioned internal accommodation of 2,242 sqft arranged over the two floors, in brief comprising, entrance hall, breakfast room, study, rear kitchen, three separate reception rooms including dining room, sitting room and living room, whilst to the first floor there is a generous landing, four bedrooms, two en-suite bathrooms, an en-suite shower room and a separate bathroom. Externally nestled behind a gated entrance with driveway providing ample parking, leading to an attached garage measuring over 400sqft.

Situated within a sought after residential location, an early internal viewing is strongly recommended.



Location

Kenilworth is a market town in Warwickshire,, with a rich medieval and Tudor heritage. It is renowned for its majestic Castle, Abbey fields, abundance of independent and high street shops, bars, cosy bistros, and upscale dining establishments. Kenilworth's conveniently located train station offers seamless connectivity to Coventry Station, from where London Euston is just a swift 60-minute journey away. Situated at the crossroads of Warwickshire, Kenilworth provides effortless access to the motorway network of M40, M42 and M69, M6 and M1 and is a mere stone's throw from Birmingham International Airport, ensuring convenient travel options for residents and visitors alike. There is the new Park Hill junior and secondary school and Warwick University 5 minutes by car being ranked 10th best in the country.



Accommodation Details - Ground Floor

The front door leads into the entrance hall which immediately opens up into the breakfast room with access to the study area and a rear kitchen with a range of units and ample preparation surfaces, ceramic hob with extractor hood above and built-in double oven. There is an exposed beamed ceiling and door to side access. Boasting three separate reception rooms in the form of an 'I' shaped 23ft living room fitted with a solid fuel burner and tiled flooring. Dual aspect windows and door to outside. A formal dining room with an inglenook fireplace, beamed ceiling, windows to the front and rear elevation and staircase rising to the first floor. A door leads off this room into a delightful sitting room with windows to the front and side elevations.

First Floor

A generous first floor landing gives access to all four good size bedrooms and the family bathroom with corner suite. The master bedroom has a large en-suite bathroom with free standing bath, bedroom two also has its own en-suite bathroom, whilst bedroom three has a shower room off.





Outside

Externally the property is approached via a double gated entrance leading to parking for several vehicles and an attached double garage measuring over 400sqft including adjoining store rooms. There are delightful lawned gardens a detached outbuilding, woodland area with the total plot extending to 2.29 acres.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

Impressive detached Grade II residence

Over 2200 sqft of versatile accommodation

Set in 2.29 acres of gardens and grounds

Delightful sought after residential location

In need of upgrading

3 reception rooms, 4 bedrooms and 4 bathrooms

Double gated entrance with large driveway and garage

Outbuildings and woodland

Mature mainly lawned gardens

Viewing highly recommended



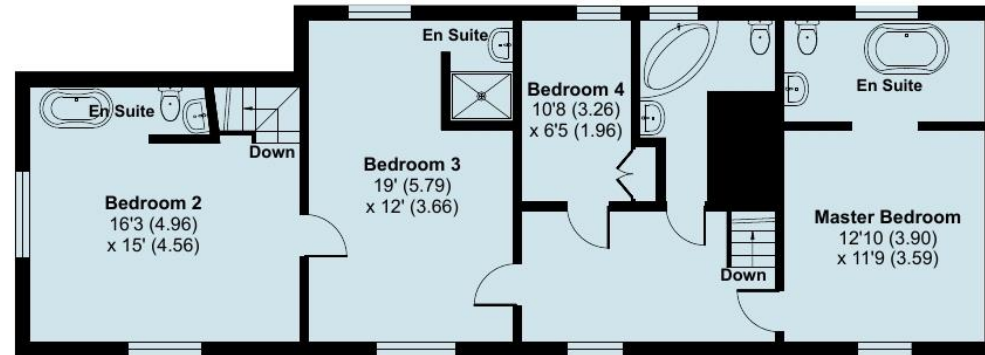
Woodside, Fen End Road, Kenilworth, CV8

Approximate Area = 2242 sq ft / 208.2 sq m

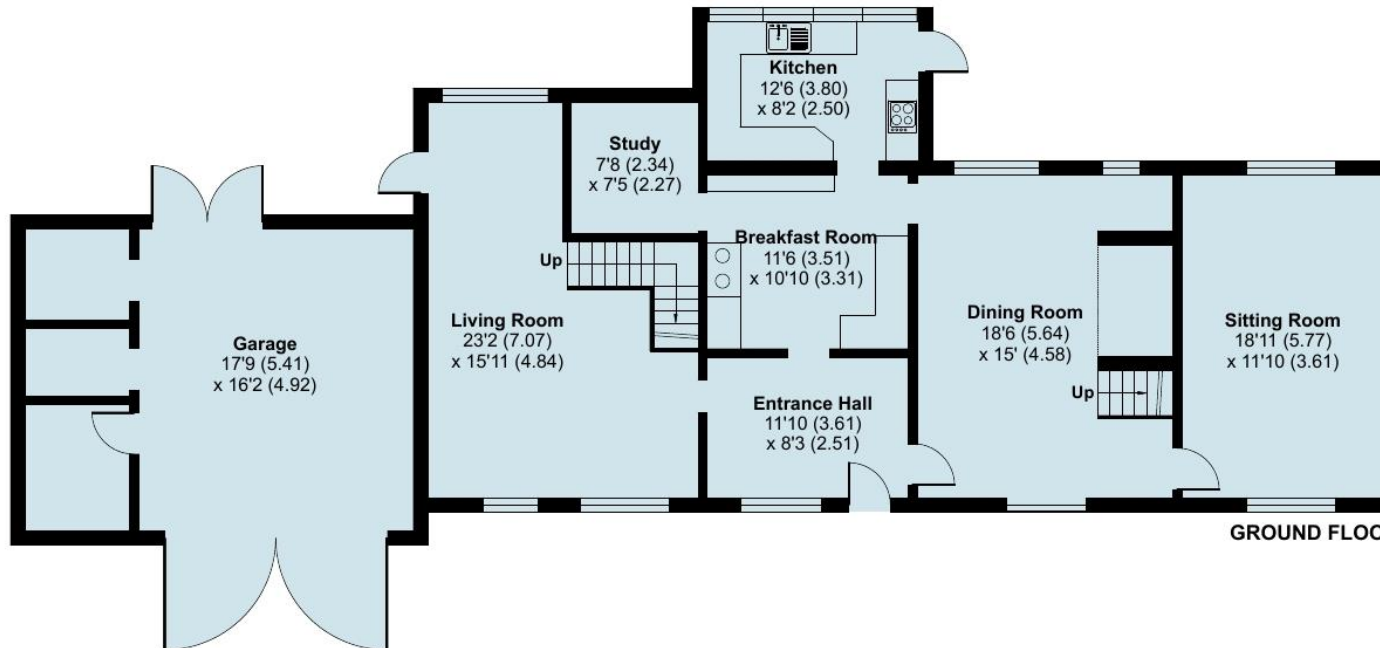
Garage = 405 sq ft / 37.6 sq m

Total = 2647 sq ft / 245.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water and electricity are connected to the property. The central heating is supported by LPG gas and there is a septic tank for drainage. BT is the current broadband provider.

Local Authority

Solihull Metropolitan Borough Council.

Council Tax

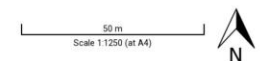
Band - G

Energy Rating - Exempt – Grade II listed

HOWKINS & HARRISON



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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