



The Cedars  
Cromwell Lane | Burton Green | Kenilworth | Warwickshire | CV8 1PL

# STEP INSIDE

## The Cedars

Occupying a large plot on Cromwell Lane in Burton Green, Kenilworth is this spacious detached home which offers great potential to modernise and renovate to create a unique family residence.

The Cedars, in the centre of Burton Green, Kenilworth has been owned by the same family since it's original design and construction in the 1960's and requires renovation and modernisation. Set back from the road with large gardens to both the front and rear this home offers plenty of scope for improvements subject to planning permission. The property is offered for sale with no chain.

### Ground floor

The entrance hall with parquet flooring leads into the generously sized lounge and dining room with open fireplace. Large sliding glass doors span across the back of the house so both the lounge/diner and the kitchen open into the garden room overlooking the patio and garden. There is underfloor heating in the hall, lounge/diner, kitchen and garden room. A separate utility room and downstairs toilet can be found off the kitchen which leads through to an oversized tandem garage and workshop space.

### First floor

This floor has five bedrooms and a bathroom. Electric heaters provide heating upstairs.

### Outside

The property is set well back from the road and there is a large garden at the front of the property with a long driveway offering parking for several cars. A patio terrace leads onto the generously sized rear garden which is laid to lawn with a wild area beyond with a large shed and outbuilding.















# LOCATION

---

## **Burton Green, Kenilworth**

The village of Burton Green is just three miles from the centre of Kenilworth and all its amenities, it has a new village hall, a good primary school and Hickorys Smokehouse, a pub-restaurant, formerly The Peeping Tom pub. Kenilworth is a small and beautiful town which lies in the heart of leafy Warwickshire. The historic castle is just one of the many reasons to visit, it has a diverse range of independent shops, cafes, and restaurants and popular state and private schools. The town also incorporates Abbey Fields, which includes picnic areas, a lake, a leisure centre and tennis courts. The town's central position and convenient access make it great for commuting. It has access to several key roads including the A46, A45, M40 and M42. Kenilworth and Tile Hill train stations are both within easy reach offering direct links to Birmingham, Leamington Spa and Coventry stations which have direct rail services to London in just over an hour. Warwick Parkway nearby also offers direct trains to London Marylebone and Birmingham. Birmingham International Airport is less than 20 miles away. Kenilworth is also just under three miles from the world-famous Warwick University.







**Services**

Mains electricity, water and telephone are all understood to be connected to the property. The property does not have central heating.

**Local Authority**

Warwick District Council, Council Tax Band E

**Viewing Arrangements**

Strictly via the vendor's sole agents Fine & Country on 01926 455950.

**Website**

For more information visit [www.fineandcountry.com/uk/Leamington-Spa](http://www.fineandcountry.com/uk/Leamington-Spa)

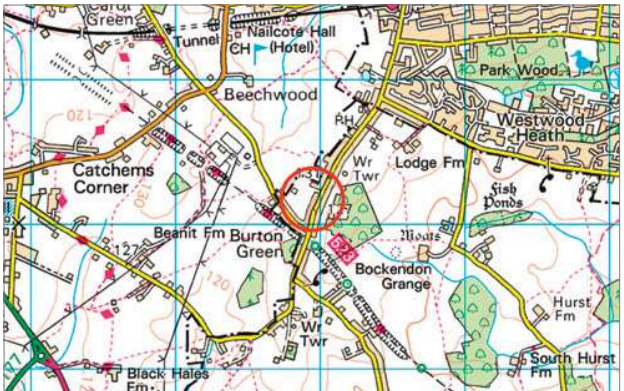
**Opening Hours:**

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

**Directions**

The Cedars can be found on Cromwell Lane on the left-hand side of the road if coming from Kenilworth and on the right-hand side if coming from Tile Hill.

What3Words – [www.what3words.com](http://www.what3words.com) ///lovely.wished.thus



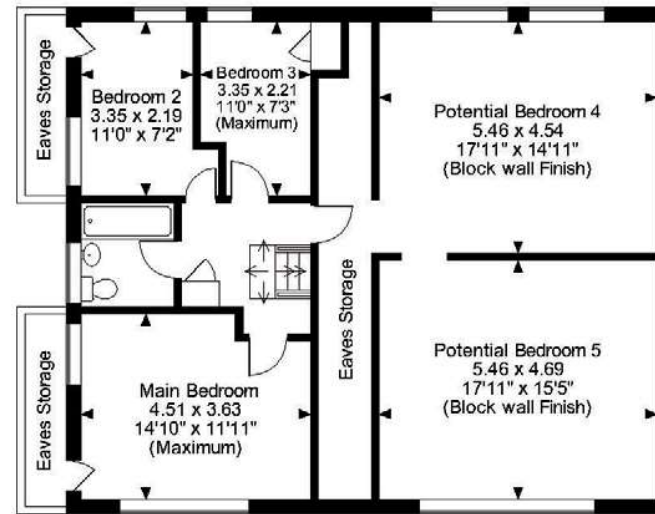
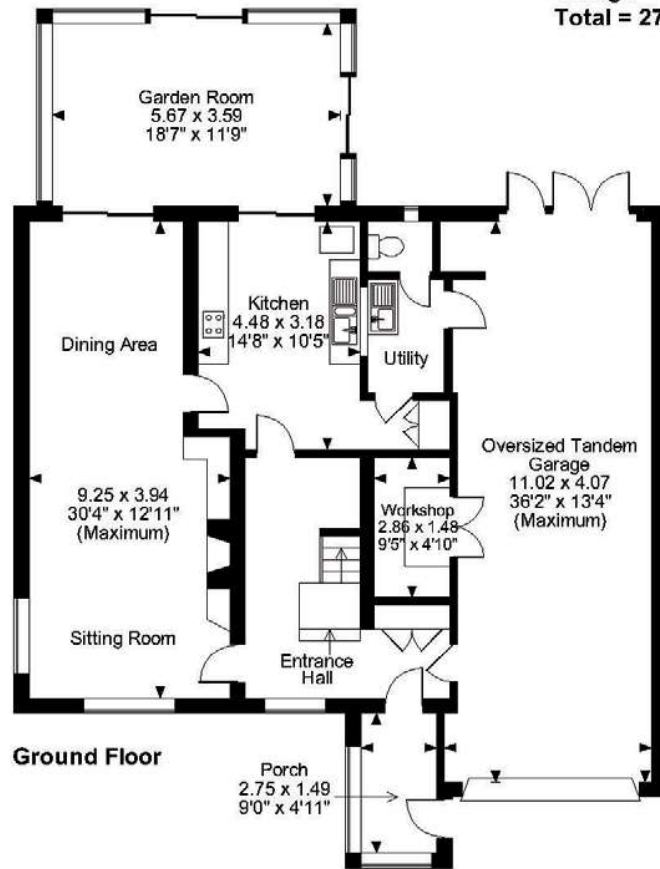
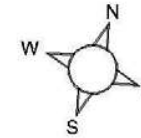
**The Cedars, Cromwell Lane, Burton Green, Kenilworth**

**Approximate Gross Internal Area**

**Main House = 2198 Sq Ft/204 Sq M**

**Garage = 516 Sq Ft/48 Sq M**

**Total = 2714 Sq Ft/252 Sq M**



**Ground Floor**

**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8544507/CTR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		321F
1-20	G	11G	

*Offers over £630,000*



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 28.03.2023





## ANGELA PITT

PARTNER AGENT

*follow Fine & Country Leamington Spa on*



Fine & Country Leamington Spa  
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA  
07773 499319 | [angela.pitt@fineandcountry.com](mailto:angela.pitt@fineandcountry.com)

