



6 Fairway Rise
Kenilworth | Warwickshire | CV8 2XN

STEP INSIDE

6 Fairway Rise

An extremely rare opportunity to acquire a stunning and unique Huf Haus in a highly desirable part of Kenilworth.

This beautiful home is seamless and tranquil, as soon as you step through the door you can feel the space and light.

Arranged over three floors this fabulous property offers at least five double bedrooms, depending on how you wish to use it, there are three further reception rooms and an open plan kitchen, dining, living space, and four bathrooms, creating a generous living space that can be used to suit your own requirements.

Outside there is a good-sized garden, a large double carport, patio areas, and terraces located off the main living spaces and bedrooms.

Huf Haus incorporates post-and-beam architecture combined with full glazing which provides a visual gateway to nature, thus creating a unique daily experience of light and calm. Offering over 4,000 sq. ft. of living space, this wonderful home must be seen to be appreciated, to avoid disappointment arrange a viewing at your earliest opportunity.

Ground Floor

A generous entrance hall gives an immediate feel of space, there is a tiled floor, a large cloak cupboard, and access to a good-sized, conveniently located W/C incorporating a stylish wall-mounted toilet and sink with LED lit mirror.

From the entrance hall, you are also given access to the incredible main living space, which is a modern open plan kitchen, living and dining area with double height ceiling adding openness and space. A huge amount of natural light pours into the hub of the home through the floor-to-ceiling windows which offer views over the beautiful green garden, which is one of the many great and unique features this Huf Haus has.

The kitchen is fitted with fabulous, modern sleek red units and a black granite worktop, built in Miele appliances including coffee machine, oven, wine fridge and freestanding range cooker with burners. There is plenty of space for a large dining table, and at the rear is a generous and beautiful living space that spans the width of the property. This entire area also benefits from a fantastic balcony terrace encapsulating the true meaning of indoor-outdoor living.





First floor

A modern staircase rises to the first floor, where you will find an internal balcony looking down into the ground floor off which you find the main bedroom accommodation consisting of three double bedrooms.

To the front elevation off a spacious landing area are two good-sized double bedrooms and a beautiful and modern family bathroom holding, bath, separate shower cubicle, sink, and toilet. There is a fantastic balcony terrace that can be accessed by both of the front bedrooms.

To the rear elevation is the stunning and spacious principal bedroom with a large ensuite bathroom holding a bath, double shower cubicle, sink, and toilet, alongside a good-sized walk-in wardrobe. This peaceful room has a private balcony offering stunning views over the beautifully landscaped rear garden.





Lower ground floor

A spacious hallway gives access to more versatile and generous living space consisting of four further good-sized rooms currently being used as two double bedrooms, a good-sized sitting room, and a large home office.

These rooms could be used in different ways and are served by a stunning modern bathroom, holding a bath, sink, toilet, and double shower cubicle.

This floor also holds a fantastic plant and utility room, offering easy access to all the house's plant equipment, granite worktops, storage space and sink.





Outside

To the front of the property is a driveway offering plenty of parking and a superb double carport with great storage.

The rear garden is a good size and mainly laid to lawn with various landscaped areas and patios. There are fantastic balcony terraces from most of the rooms in the house and stunning views from most rooms on the ground and first floor.



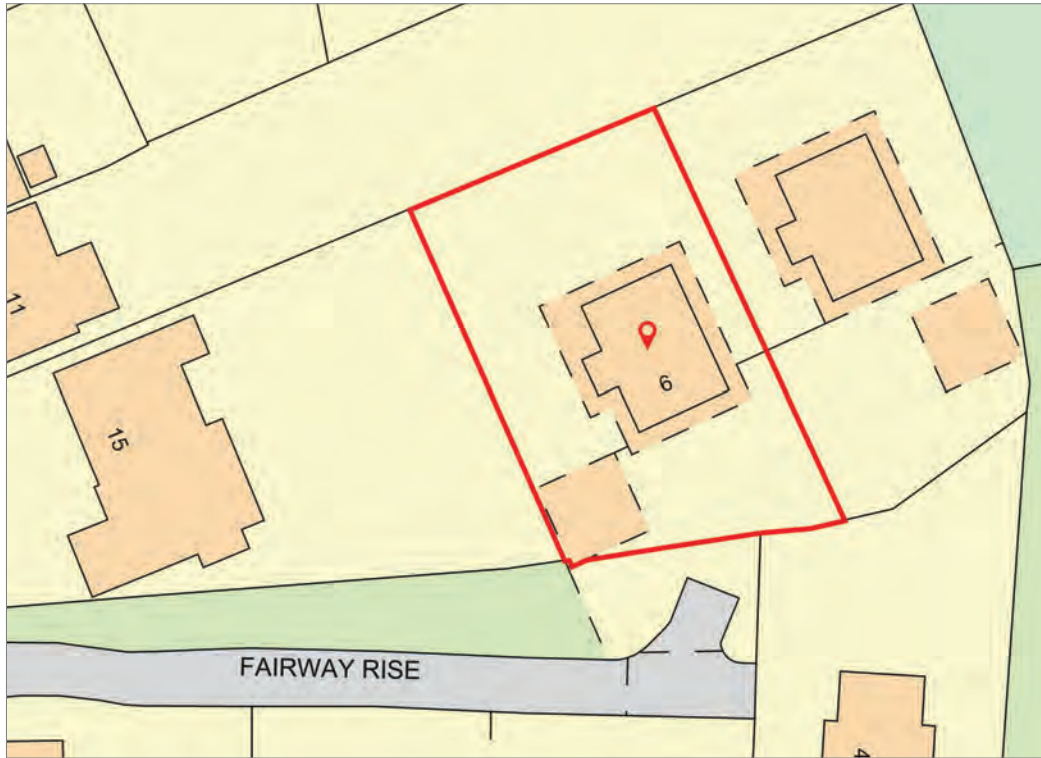


LOCATION

Kenilworth is a small and beautiful town which lies in the heart of leafy Warwickshire. It is a fantastic place to live with plenty to see and explore. Enjoy Shakespeare's England including the wonderful towns of Stratford-upon-Avon, Warwick, and Royal Leamington Spa. Kenilworth's stunning castle and Elizabethan Garden are just one of the many attractions. Kenilworth has a diverse range of independent shops, cafes, and restaurants. Abbey House is situated adjacent to beautiful 70-acre Abbey Fields, which includes a superb children's playground, picnic areas, a lake, a leisure centre (outdoor and indoor swimming pools and public toilets), and tennis courts.

Leamington Spa is a fashionable and elegant Regency town in the heart of Warwickshire. Renowned for its Victorian painted stucco villas and beautiful Regency houses, much of the charm of nineteenth-century planning can still be found in and around the town. In 2015 the historic town of Leamington Spa was voted as the third best place to live in the UK by the Times national newspaper. A 2018 Rightmove survey recognised Leamington Spa as the happiest place to live in the UK. Many people are drawn to the area by the excellent schooling facilities available, shops, parks, and surrounding countryside. After a visit to the town, it was granted a Royal prefix in 1838 by Queen Victoria and was renamed Royal Leamington Spa from Leamington Priors. The town is split by the River Leam which runs east to west through the town. It was on these banks that the Pump Rooms were built for people to bathe in salty spa water to heal their ailments. Leamington town centre has a great choice of high street and boutique shops, restaurants, cafes, and bars, offering a unique shopping, dining, and cultural experience. Leamington railway station has fast services to London and Birmingham. Its central position makes Leamington Spa an ideal location for commuting to the rest of the UK with easy access to M40, M42, M1 and M6. Birmingham International Airport is just 15 miles away. The town is also known for its excellent schooling facilities. Within easy reach are state, grammar and private schools to suit most requirements including Warwick Prep and Public Schools and Kings High School for Girls. Arnold Lodge School and Kingsley School for Girls in Leamington, The Croft Prep School and grammar schools are in Stratford-upon-Avon. Leamington Spa is also just seven miles from the world-famous Warwick University.





Services, Utilities & Property Information

Utilities - The property is connected to mains gas, electricity, water, and drainage.

Mobile Phone Coverage – 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability – FTTC Superfast Fibre Broadband is available at the property with maximum download speeds of 70 Mbps and maximum upload speeds of 18 Mbps. We advise you check with your provider.

Property notes – The property is not of standard construction; this is a Huf Haus and is constructed from timber and glass. The property is situated on a private road. There are restrictive covenants on the property.

Tenure – Freehold

Local Authority

Warwick District Council

Council Tax Band: G

Viewing Arrangements

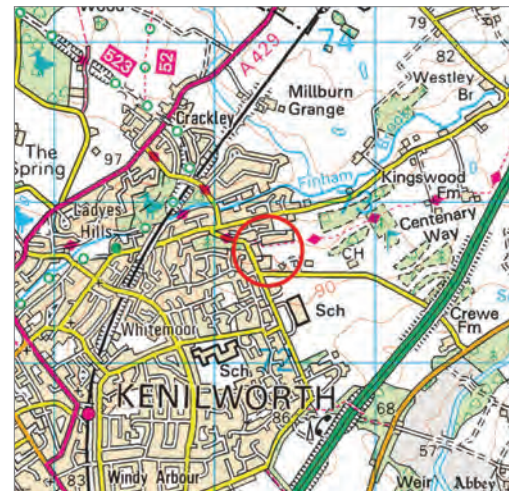
Strictly via the vendors sole agents Fine & Country on Tel Number 01926 455950

Website

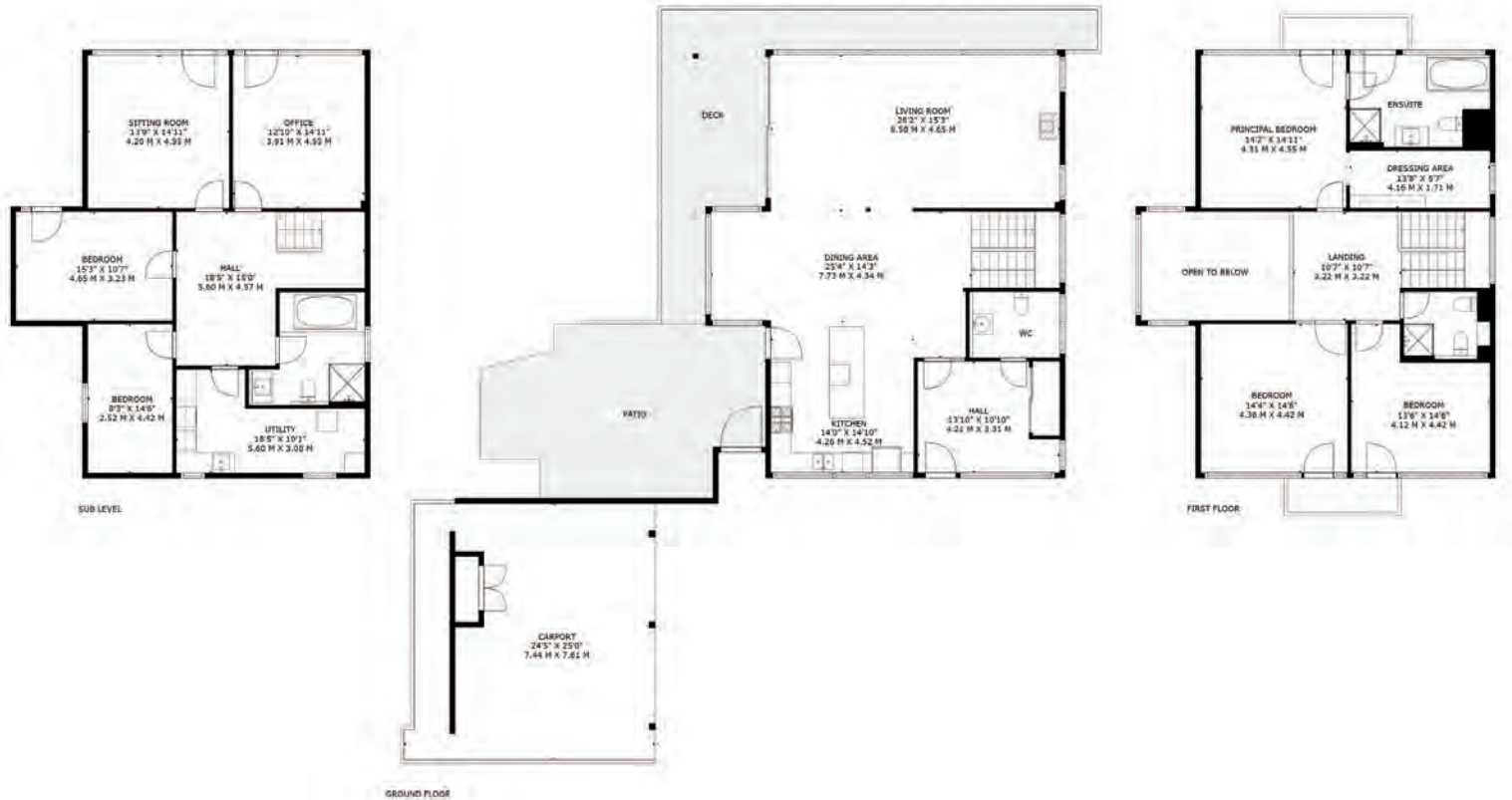
For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am – 4.00 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA : 3165 sq ft, 294 m²
 ADDITIONAL AREAS TOTAL: 992 sq ft, 92 m²

OVERALL TOTALS: 4157 sq ft, 386 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 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 20.09.2024





JAMES PRATT
PARTNER AGENT

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Fine & Country Leamington Spa
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
07540 649103 | james.pratt@fineandcountry.com

