



Frythe Close, Kenilworth, CV8 2SY

**PRESTIGE**  
NEWMAN SALES & LETTINGS



# Frythe Close

## Kenilworth

### Offers Over £1,050,000

Backing on to the 14th Hole of the Kenilworth Golf Club stands this superior, immaculate, executive home measuring nearly 3,100 square feet!

Not only does the home have the golf course and woodland (with a resident Woodpecker) to the rear, at the front of the home the next fortunate owner will also enjoy panoramic views of Warwickshire countryside.

Some homes don't change hands very often, this is often the markings of a great neighbourhood and location. A private (cul de sac) driveway leads along this small row of large homes....and only one of the houses has changed hands in the last 10 years! 34 Frythe Close has not been sold since it was built over 30 years ago.

Before we describe the layout of the property, it is worth a special mention from Brendan Petticrew that this could be the best quality interior he has seen for a number of years. The appointed sanitary ware and kitchens are complimented by faultless decoration and a manicured landscaped garden.

The first impression of the property is the sweeping driveway with parking for up to 6 cars and a double garage with electric doors....this leads to a beautiful and recently built porch with oak and tile portico. The entrance hall is large and light and gives access to the spacious living room, study, wc and entertaining kitchen made by "Neptune" with utility room.

The first floor has potential to extend to the loft because of the large gallery landing. The four bedrooms enjoy beautiful views, two en-suite shower rooms two dressing rooms. and a main bathroom.

The gardens are stunning!. A porcelain terrace and side path compliments flower beds and lawns. There are great red robin tree specimens surrounding the borders and contemporary fencing.

- Backs on to a Golf Course
- Front Countryside Views
- Large Detached Home
- Luxury Interior
- Bespoke Kitchen
- Bespoke Bathrooms
- Double Electric Garage
- Ample Parking
- Landscaped Gardens
- EPC rating C

























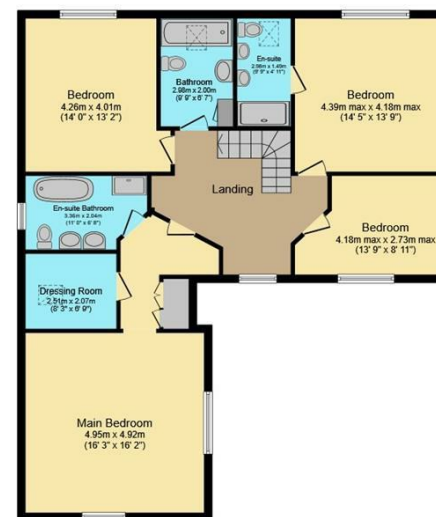
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Ground Floor

Floor area 172.8 sq.m. (1,860 sq.ft.) approx



## First Floor

Floor area 113.1 sq.m. (1,217 sq.ft.) approx

Total floor area 285.9 sq.m. (3,078 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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.

3 Euston Place, Leamington Spa, Warwickshire, CV32 4LN  
T: 01926 436123  
Email: [brendan@newman.uk.com](mailto:brendan@newman.uk.com)

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