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**Beech Lawn, Kenilworth Road, Hampton-in-Arden**

# **Beech Lawn, Kenilworth Road, Hampton-in-Arden**

## **Guide Price £1,160,000**

This unique four-bedroom, four-bathroom bungalow offers an impressive blend of space, flexibility and contemporary living. Located just off the Kenilworth Road, with a highly sought after Hampton- in-Arden address. The home delivers a rare opportunity to enjoy luxurious single-storey living with outstanding future potential.

Substantially extended and thoughtfully renovated by the current owners, this impressive home offers generous and flexible single-storey living with excellent further potential, including scope for additional side and rear extensions and possible development at the bottom of the garden, subject to the necessary planning permissions.

At the heart of the property lies a beautifully proportioned breakfast kitchen, designed as a true family hub and ideal for both everyday living and informal entertaining. Flowing seamlessly from here is a impressive 20-foot lounge, complemented by a second reception room which can be styled as a formal dining room, snug, or additional sitting room offering excellent versatility to suit all lifestyles.

The accommodation is particularly impressive, led by a luxurious principal bedroom suite featuring fitted wardrobes, a walk-in wardrobe and a stylish en-suite bathroom. There are three further generous double bedrooms, each benefiting from its own en-suite, offering outstanding comfort and privacy for family members and guests alike.

The property is further enhanced by a self-contained granny annexe, providing independent living for extended family, guests, or potential income, while maintaining privacy and flexibility.

Externally, the property truly comes into its own. The expansive rear garden, approaching half an acre, is private, mature, and designed for year-round enjoyment. A standout feature is the purpose-built garden bar complete with a fitted pizza oven, creating the ultimate space for entertaining. This is perfectly complemented by a stylish pergola with pull-down sun shades, ideal for relaxation.

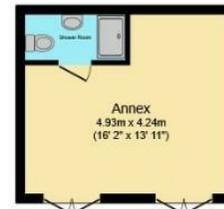
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**Floor Plan**



**Outbuilding**



**Annex**

Total floor area 273.7 sq.m. (2,947 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## PROPERTY DESCRIPTION

Approached over a block paved driveway, the brick porch leads to the main bespoke UPVC front door, which leads directly into the:

## MAIN HALLWAY

Having tiled floor, central heating radiator and two ceiling light points.

## LOUNGE (dual aspect)

Having feature marble fireplace surround, mantel and hearth with fitted Carron wood burner, wood block flooring, two central heating radiators, bay window to front and two sets of UPVC French doors leading to the rear garden. Also, one ceiling light point, two wall light points and double doors to the hall.

## DINING ROOM/TV ROOM (rear)

Currently being used as a TV room – having central heating radiator, one ceiling light point and double doors to the hall.

## BREAKFAST/KITCHEN (rear)

Being the heart of the home, this fabulous room is ideal for all the family. KITCHEN AREA – Having window overlooking the garden and a range of cream base units all with Corian work surfaces, inset stainless steel sink unit with Quettle hot water and filter tap, and matching wall units. Also, Siemens electric double oven, Bosch electric hob with Bosch extractor above, integrated Bosch dishwasher and integrated Zanussi fridge/freezer. In addition, matching island unit with Corian work surface with cupboards below and breakfast bar to one end. BREAKFAST AREA – Having wall mounted central heating radiator and UPVC double doors leading onto the garden.

The main hallway leads up two steps to second hallway area, off which is the:

## DOWNSTAIRS WC

Having wash hand basin with cupboard below, and low level WC.

## INNER HALLWAY/LOBBY

Further door leads to INNER HALLWAY/LOBBY having central heating radiator, wood effect flooring and access to the boarded loft. Leading off the inner hallway are:

FOUR BEDROOMS, TWO EN SUITE BATHROOMS & TWO EN SUITE SHOWER ROOMS

## PRINCIPAL BEDROOM SUITE

Having range of fitted wardrobes with sliding doors to one wall, central heating radiator and wood effect flooring. Walk-in fitted wardrobes with sliding doors lead to:

## EN SUITE BATHROOM

Being fully tiled, having panelled bath with shower over and side screen, pedestal wash basin, low level WC, wall mounted heated towel rail, two mirror fronted cupboards and wood effect flooring.

## BEDROOM TWO

Having central heating radiator and wood effect flooring.

## EN SUITE SHOWER BATHROOM

Being part-tiled and having panelled bath with shower over and side screen, pedestal wash hand basin, low level WC and wall mounted heated towel rail.

## BEDROOM THREE

Having central heating radiator and wood effect flooring.

## EN SUITE SHOWER ROOM

Being fully tiled and having shower cubicle with sliding door and square rainfall showerhead plus hand held shower head, wash basin with cupboard below, low level WC and wall mounted heated towel rail.

## BEDROOM FOUR

Having central heating radiator and wood effect flooring.

## EN SUITE SHOWER ROOM

Being fully tiled and having shower cubicle with sliding door and square rainfall showerhead plus hand held shower head, wash basin with cupboard below, low level WC and wall mounted heated towel rail.

## OUTSIDE

## REAR GARDEN

Having block paved patio leading to formal lawn and also gated access to the side driveway.

## HOME OFFICE (in rear garden)

Made of UPVC metal, providing ideal location for working from home, having panel radiator, wood effect flooring, five glass panels (three inset doors) opening onto wooden decking.

## BAR/OUTSIDE ENTERTAINING AREA (in rear garden)

Having wooden bar area, pizza oven and combination wooden decking and concrete flooring.

## SIDE LAWNED GARDEN

Located in the side garden is the external Worcester Bosch oil-fired central heating boiler and oil tank.

## LAUNDRY ROOM (in the side garden)

Having plumbing and electric supply for automatic washing machine and tumble dryer.

## LARGE GARDEN SHED (in the side garden).

Offering ideal storage for garden equipment.

## SEPERATE GRANNY ANNEXE

The property also offers extra accommodation in a SEPARATE GRANNY ANNEXE (to the left of the front driveway) having combined LIVING ROOM / BEDROOM WITH EN SUITE SHOWER ROOM off.

## GENERAL INFORMATION

## TENURE

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

## SERVICES

Hunters understands from the vendor that mains water and electricity are connected to the property. Drainage is by way of a Private Sewage Treatment Plant (located in rear garden). However, we have not obtained verification of this information. There is no gas connected to the property. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

## COUNCIL TAX BAND

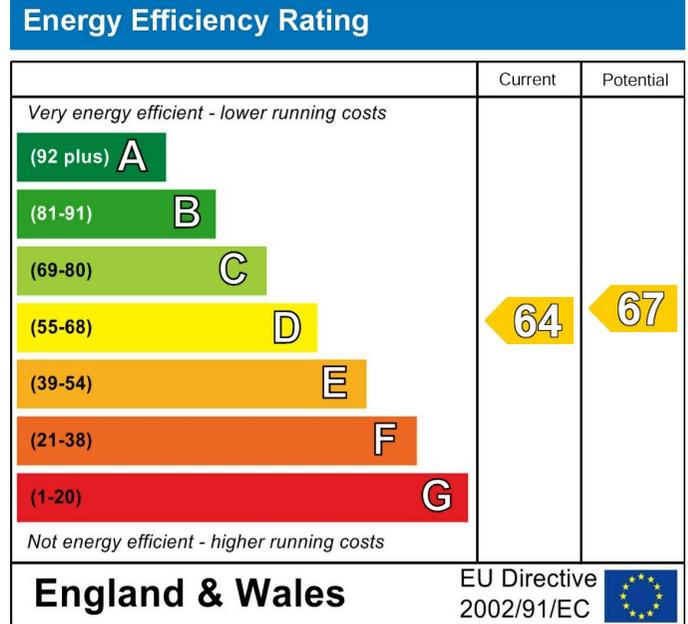
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

## REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars will be included in the sale of the property.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









