



JULIE PHILPOT
RESIDENTIAL



94 John O'Gaunt Road | Kenilworth | CV8 1DZ

A superb opportunity to purchase this immaculately presented, extended and modernised detached property set within a convenient and highly sought after residential location within easy walking distance of the town centre, Castle Farm, open countryside, Abbey Fields and Kenilworth Castle. The property has three good size bedrooms, a separate lounge, open plan kitchen/diner, separate garden room and a garage. To the outside are attractive gardens, the rear backing onto Clinton School playing fields.

£625,000

- Viewing Essential
- Three Bedrooms
- Three Reception Rooms
- Delightful Rear Garden



PROPERTY

This is a superb detached home, in immaculate order throughout having been modernised and improved by the present sellers. The property is light and airy throughout, the ground floor benefits from Step-click laminate flooring, there are oak internal doors, a spacious lounge to the front and the modern kitchen in an open plan layout with the dining area having bi-fold doors into the garden room with direct garden access. To complete the ground floor is a utility room, cloakroom and a gym, having been partly converted from the garage. On the first floor are the three good size bedrooms and the refitted bathroom including a high-quality bath and separate shower. The gas boiler was replaced in 2025. This fabulous home can only be fully appreciated by viewing.

DOOR TO

ENTRANCE HALL

With Step Click laminate flooring, tall wall mounted radiator and understairs storage recess.

CLOAKROOM

A re-fitted cloakroom with concealed cistern w.c., wall hanging vanity wash basin, fully tiled walls and heated towel rail.

LOUNGE

14' 0" x 11' 3" (4.27m x 3.43m)

With a modern limestone feature fireplace with remote control Paragon gas fire having been professionally fitted by Regency Fires of Leamington Spa. Radiator.

OPEN PLAN KITCHEN/DINER

20' 9" x 12' 5" (6.32m x 3.78m)

Having a range of modern cupboard and drawer units with matching wall units. Step Click laminate flooring, one and a half bowl sink unit, integrated slimline Bosch dishwasher, five burner gas hob with extractor hood over, high level built-in Bosch oven and Bosch compact oven with microwave function with storage cupboards above and below. Space for two side by side fridge/freezer and tall pantry unit. In the dining area is the same flooring, a radiator, wall mounted tv bracket, space for dining table and chairs along with bi-fold doors providing access to:

GARDEN ROOM

12' 1" x 10' 4" (3.68m x 3.15m)

A lovely room with garden views, vaulted ceiling, radiator, contemporary dimmable ceiling and wall lighting and bi-fold doors to the rear garden and patio.

UTILITY ROOM

8' 0" x 6' 7" (2.44m x 2.01m)

Located to the side of the property with direct access from the kitchen and also having direct access to the gym/garage. Space and plumbing for washing machine and space for tumble dryer with worktop above and cupboards over. Heated towel rail.

FIRST FLOOR LANDING

Having airing cupboard housing Worcester gas boiler and fitted shelving under.

BEDROOM ONE

13' 1" x 10' 5" (3.99m x 3.18m)

With two sets of full height double door wardrobes providing ample storage, hanging and shelving space in both. Radiator and rear garden views. Access to partly boarded roof storage space.

BEDROOM TWO

13' 0" x 11' 1" (3.96m x 3.38m)

A second spacious double room located to the front. Radiator.

BEDROOM THREE

8' 2" x 7' 7" (2.49m x 2.31m)

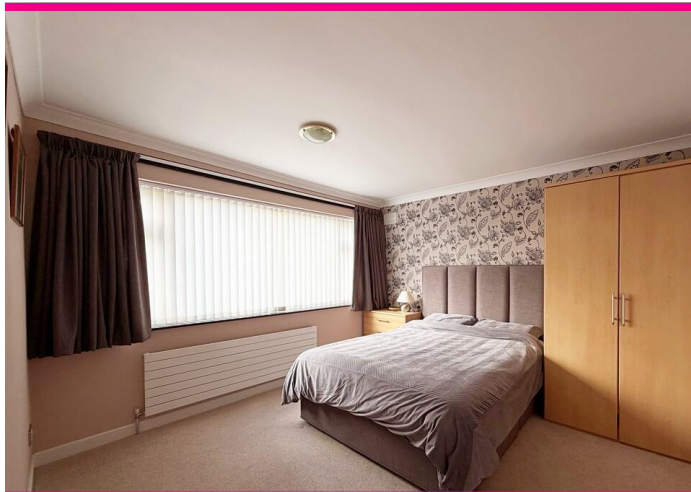
Having Step Click laminate wood flooring, radiator and storage recess with fitted shelving. This bedroom is currently used as a home office.

RE-FITTED BATHROOM

8' 4" x 6' 4" (2.54m x 1.93m)

An immaculate, recently re-fitted bathroom with Duravit wall hanging w.c, Geberit cistern and Grohe fittings. Carronite bath, separate large walk-in shower with thermostatically controlled rain & hand shower and glazed shower screen. Complementary tiling, chrome heated towel rail, extractor, wall mounted mirrored door cabinet and further built in large storage cupboard.





OUTSIDE

GARAGE/STORE/GYM

8' 5" x 5' 9" (2.57m x 1.75m)

The garage has been partly converted and can easily be re-converted back to the original single garage if so desired. The storage area has double opening doors to the front and a further door to:

HOME GYM

11' 0" x 8' 2" (3.35m x 2.49m)

This home gym has also been converted from part of the original garage with light power and having insulated walls.

GARDENS

The front garden has an area of lawn with shrubbery borders and a dwarf brick wall which forms the front boundary. A gate at the side leads to the delightful rear garden which enjoys a high degree of privacy, backs onto Clinton School playing fields and has a sunny patio with an area of lawn, mature shrubbery borders and a further patio seating area. A garden shed provides additional storage. Timber fencing forms the boundaries.

Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliophilpot.co.uk

W: www.juliophilpot.co.uk

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

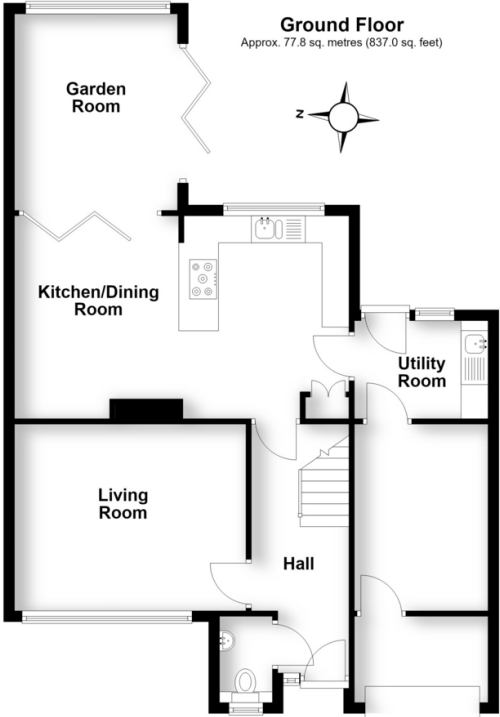
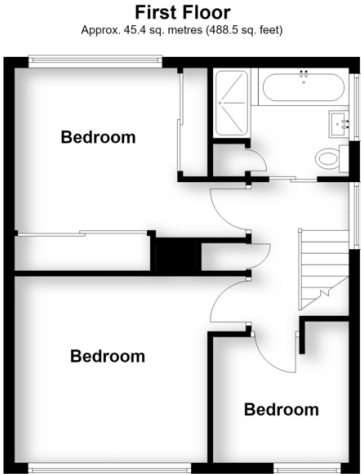


The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



Total area: approx. 123.1 sq. metres (1325.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements