JULIE PHILPOT
RESIDENTIAL

8 Hammonds Terrace | Kenilworth | CV8 1AR

£405,000

A wonderful cottage on a generous size plot in a peaceful setting adjacent to Kenilworth Castle. This superb character property has many period features including oak beams and timbers combining nicely with modern day living to include a modern re-fitted bathroom, spacious kitchen and stylish lounge with log burner. There are also three bedrooms and a very appealing cottage design garden enjoying a sunny south facing aspect. The property is immediately available with 'No Chain' involved.

- Super, Spacious Cottage
- Many Period Features & Modern Living
- Adjacent to Kenilworth Castle
- Open Countryside Within A Short Stroll

Property Description

PROPERTY

This is a delightful period property, dating back to the 1800's, in a quiet and unique location adjacent to Kenilworth Castle within the Conservation area. The property will be found at the end of Hammonds Terrace, approached via a pedestrian pathway from Clinton Lane. The property is light an airy throughout, has been extended previously in order to now provide spacious and modern living with a larger than average garden with far reaching views. the kitchen and lounge are a good size, on the first floor is the recently re-fitted shower room, two double bedrooms both enjoy superb views from the 'Chateaux' style double opening windows. A further staircase leads to bedroom three. To complete this desirable home is the sunny south facing garden providing ample outdoor dining space.

STABLE DOOR TO

KITCHEN/BREAKFAST ROOM

11' 9" x 9' 1" (3.58m x 2.77m)

A modern fitted kitchen having an extensive range of cream cupboard and drawer units with matching wall units including wine rack. Complementary worktops providing ample storage and preparation space. Four ring gas hob with extractor hood over and electric oven under, space and plumbing for washing machine and space for dishwasher. Tall modern wall mounted radiator, complementary tiling, downlights and dual aspect windows allowing in a lot of natural light. Oak door to:

LOUNGE

16' 9" x 11' 1" (5.11m x 3.38m)

A stylish lounge with log burner, exposed beams and timbers, two radiators and understairs storage cupboard. This room also has a separate entrance door from the garden.

STAIRCASE FROM LOUNGE TO FIRST FLOOR LANDING

Having exposed beams and timbers and downlights.

BEDROOM ONE

11' 9" x 9' 10" (3.58m x 3m)

Having 'Chateux' style windows with lovely far reaching views, two wall light points, radiator, downlights and access to roof storage space.

BEDROOM TWO

8' 11" x 7' 3" (2.72m x 2.21m)

Having a range of built in wardrobes, radiator and super views from the 'Chateaux' style windows.

RE-FITTED SHOWER ROOM

Having been recently re-fitted with a large shower having glazed shower screen. Pedestal wash basin, w.c., downlights and fully tiled walls. Oak doors to built in storage cupboard. Heated towel rail.

STAIRCASE TO LOFT ROOM

11' 1" x 9' 0" (3.38m x 2.74m)

With Velux window, downlights, radiator and under eaves storage.

OUTSIDE

GARDEN

The property has a generous size cottage style garden enjoying a sunny south facing aspect. There is a large paved patio area, perfect for outdoor dining and entertaining, an area of lawn and traditional style shrubs. Dwarf walling forms the boundaries.

Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

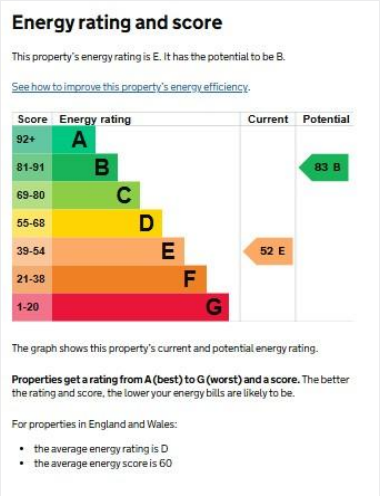
Strictly by appointment

Contact Details

T: 01926 257540

E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk



Energy rating and score

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

See how to improve this property's energy efficiency.

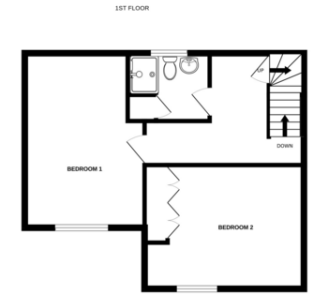
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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