

Atkinson Stilgoe

Woodlands Red Lane
Burton Green Kenilworth

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Burton Green Kenilworth CV8 1PB

for sale
£1,100,000







Property Description

This spacious and versatile six-bedroom detached family home occupies a private position, set behind a generous driveway and double garage, with attractive front and rear gardens. Offering flexible accommodation throughout, the property is ideally suited to modern family living.

A welcoming entrance hallway leads to a modern ground floor wet room, dining room and study, while the generous living room features a gas fireplace and opens into a bright and spacious garden room, overlooking a large private rear garden. The well-appointed kitchen benefits from a breakfast bar and adjoins a useful utility room, beyond which is a further versatile reception room suitable as a playroom, office or family room.

To the first floor are six well-proportioned bedrooms, comprising five doubles and one single, served by a family bathroom with bath and separate shower, together with an additional shower room.

Further benefits include a fully boarded loft with ladder access and lighting, ample off-road parking and a double garage.

Conveniently situated within a popular and private residential area, the property is well placed for local amenities, highly regarded schools, transport links and nearby green spaces, making it an excellent choice for growing families.

Approach

The property is set back from the road and approached via a generous driveway providing ample off-road parking for multiple vehicles, alongside access to the double garage. Attractive front gardens enhance the property's kerb appeal, while a pathway leads to the covered front entrance, creating a welcoming first impression. The private setting and mature surroundings contribute to the property's sense of space and seclusion.

Entrance Hall

A spacious and welcoming entrance hallway with stairs rising to the first floor including access to main living areas/accommodation and a useful storage cupboard.

Shower Room

Modern ground floor wet room comprising a walk-in shower, wash hand basin and WC.

Dining Room

A well-proportioned reception room offering ample space for family dining and entertaining, with access through to the study.

Living Room

A generous principal reception room featuring a gas fireplace as a focal point, with plenty of space for seating and entertaining. Opening through to the conservatory.

Study

A versatile room ideal for home working, studying or hobbies, enjoying a pleasant outlook to the front of property.

Garden Room

A bright and airy addition overlooking the rear garden, providing an excellent

space for relaxation and informal entertaining throughout the year.

Kitchen

Well-appointed with a range of fitted units, complementary work surfaces and a breakfast bar providing casual dining space. Doorway leading through to the utility room.

Utility Room

A practical walkthrough utility area with additional storage cupboards, appliance space and access to the rear of the property.

Family Room/ Play Room

A versatile additional reception room suitable for a variety of uses including a playroom, home office, gym or family room.

Landing

Providing access to all first-floor accommodation and a loft (fully boarded with electrics), which provides a very useful space for general household storage

Bedroom 1

A spacious main bedroom with double built-in wardrobe space and views into private front garden.

Bedroom 2

A further generous double bedroom overlooking the rear aspect of the property.

Bedroom 3

A well-proportioned double bedroom overlooking the front aspect of the property, ideal for guests or family members.

Bedroom 4

A double bedroom suitable as a child's room, nursery or home office.

Bedroom 5

A good-sized bedroom with space for essential furniture.

Bedroom 6

A versatile double bedroom, ideal as a study, dressing room or additional bedroom.

Family Bathroom

Fitted with a white suite comprising panelled bath, separate shower enclosure, wash hand basin and WC.

Shower Room 2

Additional shower room fitted with shower cubicle, wash hand basin and WC.

Rear Garden

The spacious rear garden offers a good degree of privacy and is predominantly laid to lawn with patio seating areas, creating an ideal space for outdoor entertaining and family enjoyment.

Front Garden

The front garden is mainly laid to lawn with mature shrubs and planting, creating an appealing frontage and enhancing the home's kerb appeal. Set back from the road, the property enjoys a pleasant degree of privacy, with a pathway leading to the front entrance and creating a welcoming approach to this impressive family home.

Double Garage

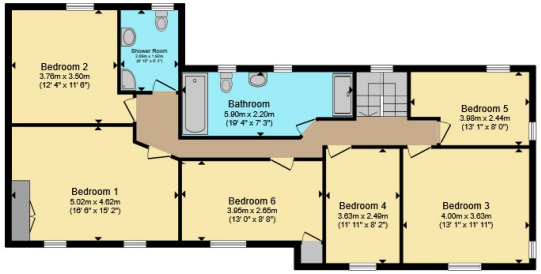
A spacious double garage, with separate potting shed, accessed via up-and-over doors, providing secure parking and excellent storage space. The garage offers versatility for a variety of uses, including a workshop, home gym or additional storage, and benefits from direct access from the driveway. Combined with the extensive off-road parking to the front, it provides ideal facilities for modern family living.



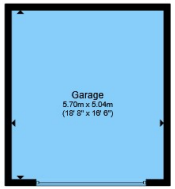




Ground Floor



First Floor



Garage





Total floor area 305.1 m² (3,284 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). Powered by www.propertybox.io

Atkinson Stilgoe

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29 Warwick Road
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EPC Rating: E

Council Tax Band: H

Tenure: Freehold

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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.