



JULIE PHILPOT
RESIDENTIAL



34 Swift Close | Kenilworth | CV8 1QT

£795,000

A very spacious and well planned family home set in this sought after residential location within easy reach of the town centre and open countryside. The house design works very well for couples and families alike with four reception rooms, four bedrooms, two of which have en-suites and all have built in wardrobes. Outside is a sunny and larger than average rear garden plus a double garage and driveway parking. A super home that must be viewed to be appreciated.

- Spacious Detached Property
- Four Bedrooms, Two En-Suites
- Four Reception Rooms
- Larger Than Average Rear Garden
- Double Garage



Property Description

DOOR TO

ENTRANCE HALL

A welcoming entrance hall to the property with radiator, central heating thermostat and understairs storage cupboard.

CLOAKROOM

With w.c and wall mounted wash basin

STUDY

9' 0" x 8' 3" (2.74m x 2.51m)

With radiator and telephone connection.

LOUNGE

26' 3" x 12' 7" (8m x 3.84m) Into Bay

A large living room with walk in bay window, radiator, tv aerial connection and French double doors to:

GARDEN ROOM

11' 9" x 11' 8" (3.58m x 3.56m)

A delightful and good size reception room with garden views, glazed and tiled roof, two wall light points and French double doors leading into the rear garden.

DINING ROOM/FAMILY ROOM

12' 5" x 11' 4" (3.78m x 3.45m)

With bay window, radiator, door from the lounge and door to:

KITCHEN/BREAKFAST ROOM

17' 3" x 9' 7" (5.26m x 2.92m) Max

Having an extensive range of cupboard and drawer units with matching wall cupboards and complementary worktops to also provide a breakfast bar. Four ring gas hob with extractor hood over, space and plumbing for dishwasher and Bosch wall mounted double oven. Space for tall fridge/freezer and radiator. Door to:

UTILITY ROOM

With single drainer sink unit, wall mounted Main gas boiler, fitted in February 2026. Round edged worksurface with space and plumbing under for washing machine and space for tumble dryer. Radiator and extractor fan. Side entrance door.

FIRST FLOOR LANDING

With radiator and airing cupboard housing insulated hot water cylinder. Access to roof storage space.

MASTER BEDROOM

13' 0" x 10' 4" (3.96m x 3.15m)

With rear garden views, radiator and range of built in wardrobes.

RE-FITTED EN-SUITE BATHROOM

10' 3" x 8' 1" (3.12m x 2.46m)

A spacious en-suite bathroom with panelled bath, separate shower enclosure, w.c and vanity basin with double cupboard under and storage display area to the side. Heated towel rail, mirrored door wall cabinet and complementary tiling.

BEDROOM TWO

12' 0" x 9' 8" (3.66m x 2.95m)

Located to the rear of the house with garden views, built in double wardrobe and radiator. Door to:

EN-SUITE SHOWER ROOM

With shower enclosure, w.c., vanity wash basin having storage cupboard under and side display storage area. Radiator and complementary tiling.

BEDROOM THREE

10' 7" x 9' 3" (3.23m x 2.82m)

With radiator and built in double wardrobe.

BEDROOM FOUR

10' 0" x 7' 1" (3.05m x 2.16m)

With radiator and built in double wardrobe.

FAMILY BATHROOM

Having panelled bath, w.c. and vanity wash basin with double cupboard under and side display area. Radiator and complementary tiling.

OUTSIDE

DOUBLE GARAGE

With twin up and over doors, light and power are connected.

GARDENS

The front garden has shrubbery borders and is easily maintained. Access to the side of the property leads to the attractive and much larger than average rear garden enjoying a sunny aspect with a large area of lawn, patio and seating areas plus shrubbery borders. Timber fencing forms the boundaries.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

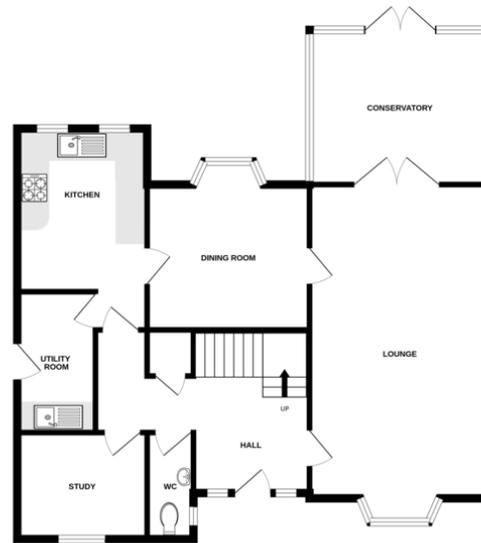
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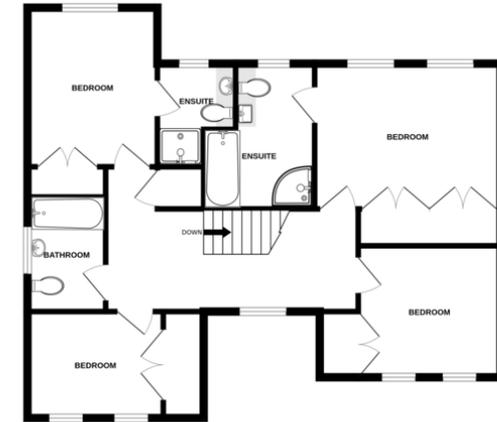
W: www.juliephilpot.co.uk

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

GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.

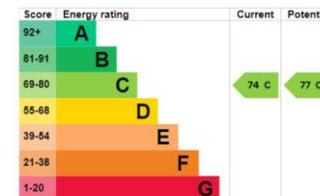


TOTAL FLOOR AREA: 1728 sq.ft. (160.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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