HANDLES

PROPERTY

6 ROUNDS HILL

KENILWORTH



WELL MAINTAINED AND DELIGHTFULLY APPOINTED MID-CENTURY FAMILY HOME

6 ROUND HILL,
KENILWORTH, CV8 1DU

Situated in the popular town of Kenilworth, this property at 6 Rounds Hill presents an opportunity for buyers seeking a home in an established Warwickshire location. Kenilworth offers a welcoming community atmosphere, a range of local shops, cafés and everyday amenities, together with well-regarded schooling and recreational facilities.

The town also benefits from convenient transport links to Coventry, Leamington Spa and Warwick, making it an appealing location for commuters and those looking to enjoy the balance of town living and the surrounding Warwickshire countryside.











The well maintained and delightfully appointed Mid-Century family home boasts the following versatile accommodation. Approached along a sweeping multi vehicle driveway with mature fore garden having side access and entry to the double garaging.

The attractive façade of this circa 1950s residence has access via a storm porch with traditional front door to a welcoming entrance hall with access to an open home office/snug to one side. The property boasts multiple reception rooms which includes front sitting room with period fireplace, main living room enjoying full views of the rear garden and access to the terrace and double doors extend to a dining room with dual aspect.

The hub of the property is a fully fitted kitchen with integrated appliances with adjacent breakfast room and access to garaging. The first floor enjoys a gallery landing with doors radiating off to a principal bedroom with fitted bedroom furniture and open ensuite, whilst offering three further bedrooms which are accompanied by a family bathroom and shower room.







Outside, there is an enviable generous sized predominantly lawned rear garden with paved terrace which we understand extends to approximately 1/3 acre with mature borders and hedgerows. The property benefits from more than ample parking and double side garaging ideal for car enthusiast for storage of their pride and joy or summer car.

The property offers the potential to create a comfortable and inviting home, with its appeal enhanced by the established residential setting. Ideally suited to buyers looking to put down roots in Kenilworth, the property provides an opportunity to enjoy the convenience of local amenities alongside the character and charm of this sought-after town.

















KEY FEATURES

A superb extended circa 1950s detached family home

Welcoming entrance hall with snug/study

Sitting room

Living room with adjoining dining room

Breakfast kitchen

Four bedrooms with principal bedroom with ensuite

Family bathroom & shower room

A large plot extending to approximately 1/3 acre of mature lawned gardens

Generous driveway extending to a enviable double garage







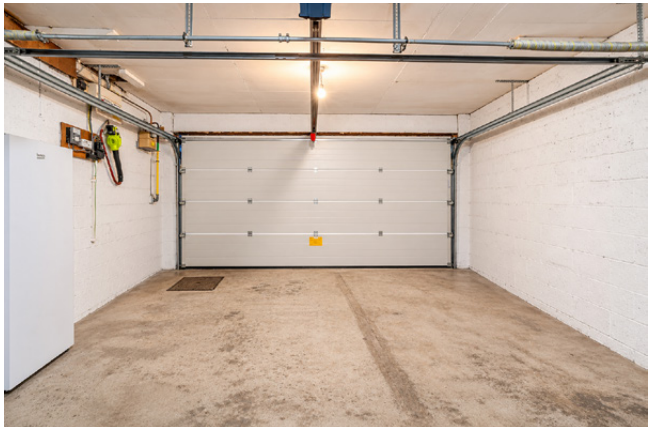








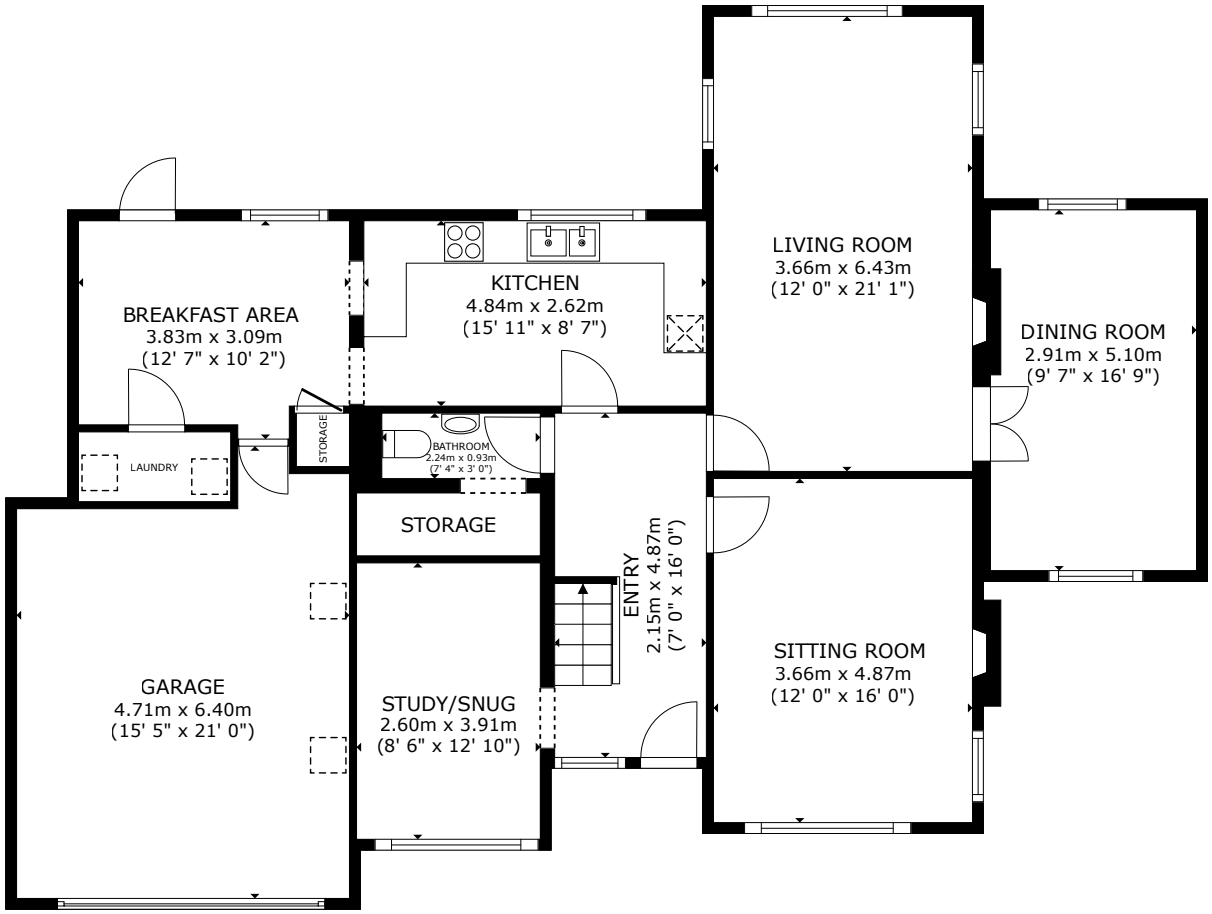




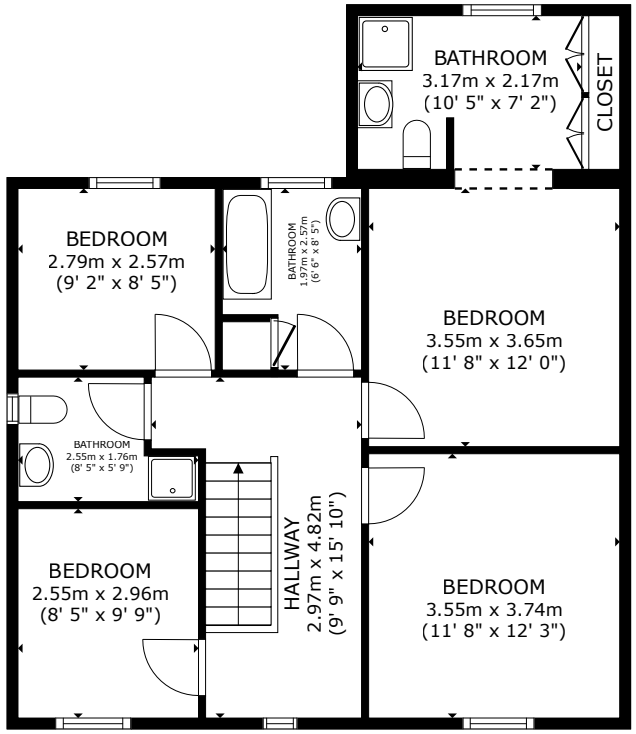




FLOOR PLANS & DIMENSIONS



GROUND FLOOR



FIRST FLOOR

Ground Floor: 114.6 m² (1,233 ft²) | First Floor: 72.8 m² (783 ft²)
Excluded Areas: Garage 27.0 m² (291 ft²)

Total Area: 187.4 m² (2,017 ft²)
Illustration only and not to scale.

Handles Property
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DISCLAIMER

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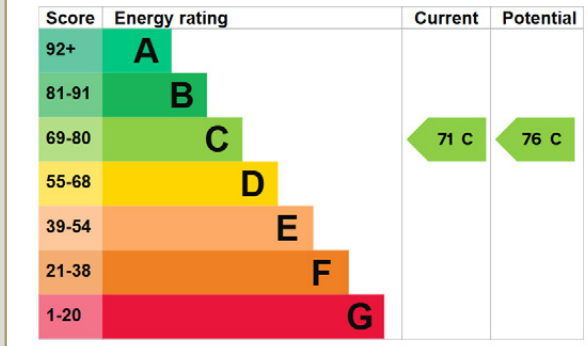
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