



JULIE PHILPOT  
RESIDENTIAL



## 192 Warwick Road | Kenilworth | CV8 1HU

£795,000

A beautiful Grade II Listed period property providing very spacious family living having been significantly improved and extended by the present sellers in a very a stylish manner and to an exacting specification. The accommodation provides four large double bedrooms, the master with en-suite, a very elegant first floor lounge, ground floor period style dining room, modern open plan kitchen/diner with bi-fold doors to the garden and a cellar that is used as a cinema room. to the rear is a lovely sunny walled rear garden with the additional benefit of car parking.

- Four Bedrooms, Three Receptions
- Many Original Period Features
- High Ceilings, Deep Skirtings, Original Doors
- Modern Kitchen & Refitted Bathrooms
- Parking To Rear



## PROPERTY DESCRIPTION

This is a stunning Georgian period property conveniently set within the town centre providing spacious and flexible living space over three floors with the added benefit of a converted cellar that is currently used as a cinema room and home office. There are numerous period features to this home to include feature fireplaces, high ceilings, deep skirting boards, picture rails and original doors which the sellers have retained and then enhanced by the installation of replacement windows, new heating system including underfloor heating in the extended and re-fitted open plan kitchen/family room. Outside will be found a sunny and attractive walled rear garden with gated pedestrian access to the rear with parking spaces beyond.

## STAINED GLASS ENTRANCE DOOR TO

### ENTRANCE HALL

A large and welcoming entrance hall. Radiator.

### DINING ROOM

14' 9" x 14' 6" (4.5m x 4.42m)

A classically designed dining room with feature fireplace, tall wall mounted modern radiator, picture rails and built in storage units with shelving above.

## EXTENDED KITCHEN/DINER

### KITCHEN/BREAKFAST ROOM

19' 8" x 12' 0" (5.99m x 3.66m)

A recently re-fitted large and modern kitchen having an extensive range of navy blue cupboard and drawer units to include deep pan drawers with light contrasting wall units and granite worktops to include a breakfast bar and splashbacks. Rangemaster range cooker with extractor over, integrated dishwasher and full size fridge and separate full size freezer. Franke undermount sink unit and double door pantry unit with lighting and pull out storage drawers. Built in microwave set inside a large double door storage cupboard.

### BREAKFAST/DINING AREA

11' 6" x 10' 5" (3.51m x 3.18m)

With underfloor heating, bi-fold doors to rear garden, domed skylight, built in bench seating with storage to side. Door to:

### UTILITY ROOM

7' 0" x 6' 1" (2.13m x 1.85m)

Having stainless steel one and a half bowl sink unit, space and plumbing for washing machine and space for tumble dryer. Vaillant wall mounted gas boiler, extractor and door to:

### CLOAKROOM

With w.c. and vanity wash basin.

### BASEMENT CELLAR

17' 9" x 14' 0" (5.41m x 4.27m)

This room is presently used as a cinema room and home office.

### ORIGINAL STAIRCASE TO FIRST FLOOR LANDING

A lovely galleried landing with doors off to all rooms.

### FIRST FLOOR LOUNGE

20' 3" x 14' 8" (6.17m x 4.47m)

A traditionally presented stylish room located to the front of the property having a feature fireplace, picture rails, radiator and wall mounted tv bracket.

### MASTER BEDROOM SUITE

20' 1" x 11' 8" (6.12m x 3.56m)

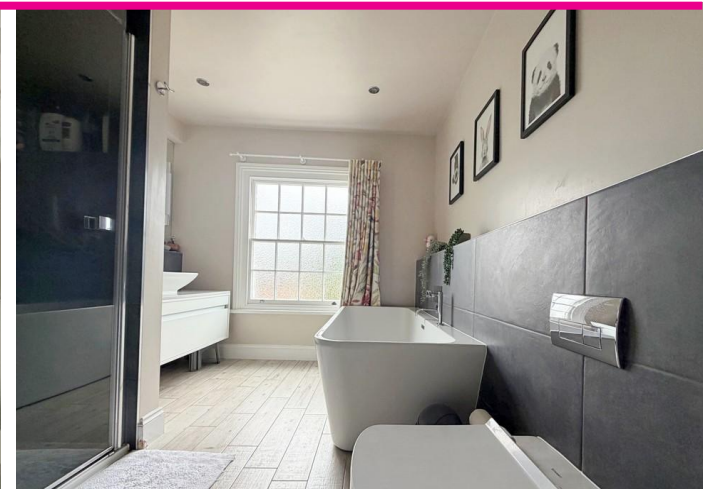
Located to the rear of the property with garden views, feature fireplace, built in double wardrobe and further large walk in storage cupboard. Door to:

### EN-SUITE

Having a shower enclosure with glazed shower screen, vanity basin with double cupboard under, concealed cistern w.c. and complementary tiling. Heated towel rail.

### STAIRCASE TO SECOND FLOOR LANDING

Having access to roof storage space via pull down loft ladder.





## BATHROOM

11' 9" x 8' 9" (3.58m x 2.67m)

With panelled bath, separate fully tiled shower enclosure with shower screen, vanity basin with drawer under and heated towel rail.

## DOUBLE BEDROOM

15' 0" x 10' 3" (4.57m x 3.12m)

With period fireplace and tall modern radiator.

## DOUBLE BEDROOM

14' 9" x 9' 7" (4.5m x 2.92m)

This bedroom is currently used as a large dressing room. Radiator.

## DOUBLE BEDROOM

11' 10" x 10' 6" (3.61m x 3.2m)

Having a period fireplace and radiator.

## OUTSIDE

### TIMBER SUMMERHOUSE

To the rear of the garden is a separate summerhouse which will be ideal as a home office or gym.

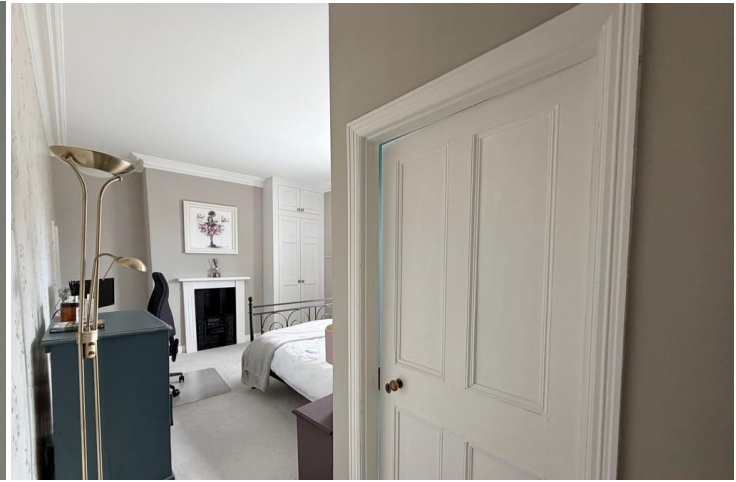
### GARDENS

There is an attractive front garden with area of lawn and mature hedging with dwarf walling and wrought iron railings forming the boundary, To the rear is a delightful walled rear garden enjoying a sunny south west facing aspect. The present sellers have created an ideal rear garden for couples and families alike with plenty of space for entertaining having a full width patio, an area of lawn and attractive shrubbery borders.

To the rear of the garden is a timber summerhouse which is an ideal gym or home office. Gated access at the end of the garden leads to the car parking spaces.

### PARKING

To the rear of the property is driveway parking for two vehicles, the parking is accessed via Whites Row.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

# Contact Details

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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

200 sq ft (20.7 sq m) approx.



1,000 sq ft (100.7 sq m) approx.



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TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.

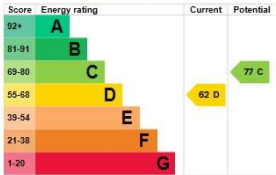
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.  
Made with floorplan 1/2020



## Energy rating and score

This property's energy rating is D. 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