



JULIE PHILPOT
RESIDENTIAL



43 Bullimore Grove | Kenilworth | CV8 2QF

£1,150,000

A superb detached property providing very spacious accommodation with four reception rooms, four bedrooms and the added benefit of a studio apartment. This fabulous home offers great flexibility in design for all, is situated within this highly regarded and sought after location and has the benefit of a sunny rear garden and double garage with workshop area.

- Detached House With Studio Apartment
- Four Bedrooms, Master En-Suite
- Lounge, Sitting Room, Dining Room & Study
- Double Garage & Driveway Parking



DESCRIPTION

Bullimore Grove is a highly regarded residential area south of Kenilworth. It offers excellent transport links alongside easy access to the town's vibrant coffee shops, restaurants, bistro lounges, and shopping facilities. Occupying one of the development's most desirable plots, this home enjoys an exceptional degree of privacy. The property features a generous footprint and a southwest-facing garden, perfectly positioned to capture the sun throughout the day. Designed for modern living, the spacious accommodation offers exceptional layout flexibility for families and couples alike. The current owner has significantly extended and modernised the property, introducing high-end finishes including Karndean flooring, oak doors, stylishly updated bathrooms, a contemporary kitchen with utility and beautifully landscaped outdoor spaces. A standout feature of this home is the thoughtfully built, integrated studio apartment. Offering separate access for complete independence, it is ideal for multi-generational living or producing rental income.

A welcoming storm porch at the front of the house leads into the main entrance hall, which features a convenient cloakroom and storage cupboards. Double doors open into an elegant lounge, while a dedicated study provides the perfect home office. Additionally, the dining room features a seamless, open-plan design that flows directly into the kitchen. From here, you can access a lovely garden room, highlighted by a vaulted ceiling and full-width bi-fold doors that open out onto the garden.

Upstairs, the first floor layout consists of four bedrooms, including a master bedroom complete with its own en-suite shower room. A family bathroom, featuring a luxurious freestanding bath, is also located on this level.

ENCLOSED PORCH

An extended porch which provides useful storage space with entrance door to:

ENTRANCE HALL

A welcoming entrance to the home with Karndean flooring, tall wall radiator and understairs storage.

CLOAKROOM

With radiator, w.c., corner wash basin having cupboard under and cupboard housing a water metre with Surestop water control valve.

STUDY/OFFICE

10' 4" x 8' 6" (3.15m x 2.59m)

With radiator and a range of built in office furniture to include storage cupboards and desk unit.

LOUNGE

19' 3" x 14' 2" (5.87m x 4.32m)

Oak double doors provide access from the hall. There is a Cotswold stone fireplace with a log burner installed by Manor House of Kenilworth. French double doors provide direct patio and garden access.

OPEN PLAN KITCHEN/DINER

21' 5" x 19' 1" (6.53m x 5.82m) Max 'L' Shaped

This spacious room perfectly balances distinct kitchen and dining zones while offering plenty of room for everyone to gather. The kitchen boasts an extensive range of cupboard and drawer units with matching wall cupboards above. This culinary space is beautifully illuminated by under-cupboard lighting and further plinth lighting. Key features include a circular stainless steel sink, a premium Range Master cooker, with extractor above. Worktops provide substantial preparation space and a breakfast bar. Both spaces features premium Karndean flooring and benefit from stylish, tall wall radiators. Two patio doors lead directly into a garden-style living room and a utility connects from the kitchen area.

UTILITY ROOM

9' 9" x 5' 4" (2.97m x 1.63m)

Designed to perfectly complement the open-plan kitchen diner, this functional utility room features matching cupboards and worktops for a cohesive feel. The space is practical and well-equipped, featuring a single drainer sink unit and ample space for laundry essentials. A door provides access to the garage.

SECOND LOUNGE/GARDEN ROOM

20' 7" x 10' 2" (6.27m x 3.1m)

With vaulted ceiling, oak flooring, tall wall mounted radiator and full width bi-fold doors providing direct garden access.

FIRST FLOOR LANDING

With built in storage cupboard, radiator and airing cupboard housing hot water cylinder with fitted shelving. Access to roof storage space via pull down loft ladder. The loft is partly boarded and has insulation.

MASTER BEDROOM WITH EN-SUITE

18' 7" x 14' 0" (5.66m x 4.27m)

A master bedroom suite with dual aspects, two radiators, dressing area, Karndean flooring and door to:

RE-FITTED EN-SUITE

With large corner shower enclosure having Monsoon fixed head and hand held shower attachment with glazed screen door. Pedestal wash basin, concealed cistern w.c. and heated towel rail.

BEDROOM TWO

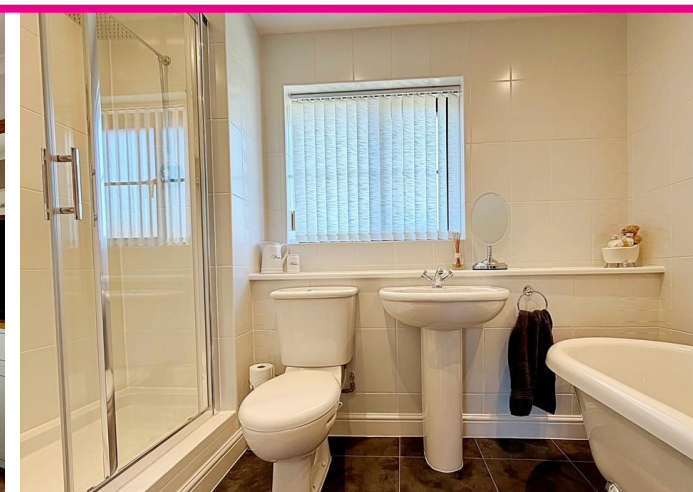
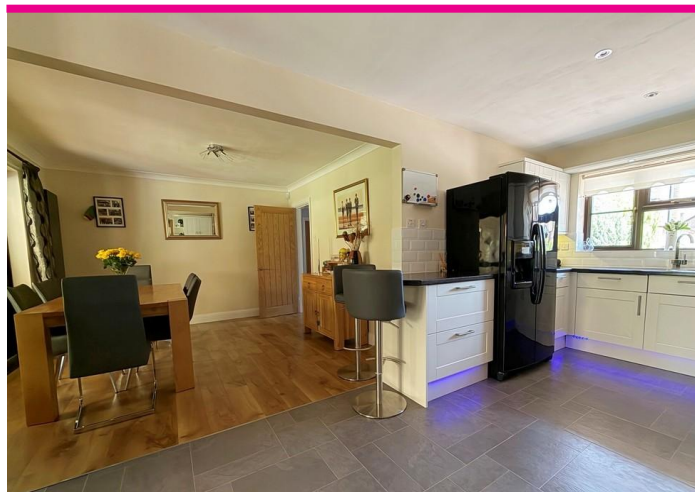
12' 1" x 11' 1" (3.68m x 3.38m)

With radiator and rear garden views.

BEDROOM THREE

9' 8" x 8' 7" (2.95m x 2.62m) Exc Wardrobes

With radiator, views to the front and two double door built in wardrobes.





BEDROOM FOUR

9' 2" x 7' 5" (2.79m x 2.26m)

With radiator and views to the front.

BATHROOM

10' 0" x 6' 6" (3.05m x 1.98m)

With traditional style freestanding bath having mixer tap/shower attachment over, pedestal wash basin, w.c. and large separate shower enclosure with Monsoon fixed head shower.

STUDIO APARTMENT

DOOR TO

ENTRANCE HALL

With radiator, staircase to first floor, door to

KITCHEN

6' 8" x 6' 1" (2.03m x 1.85m)

With stainless steel sink having mixer tap over, cupboard under and integrated under counter fridge/freezer. Round edged worktop with electric oven under and storage cupboard over. Further well designed tall unit with hot plat and microwave plus storage cupboards over and pull out breakfast table with drawers under. Pocket style sliding door to

SHOWER ROOM/UTILITY

With large corner shower enclosure having glazed shower screen, w.c., wash basin having cupboard under and washing machine as fitted. Vaillant wall mounted gas boiler. Nest heating control system and independent broadband connection.

FIRST FLOOR LARGE STUDIO

17' 4" x 15' 9" (5.28m x 4.8m)

A lovely light and airy studio with plenty of space for living, dining and sleeping. There is a feature oak fireplace with electric fire, downlights, radiator and large picture window overlooking gardens.

OUTSIDE

DOUBLE GARAGE

20' 8" x 16' 3" (6.3m x 4.95m)

Having twin up and over electric doors, light, power and storage space to the side and rear. British Gas wall mounted boiler, Hive heating system and sensor lighting.

GARDENS

The front garden has an area of lawn with shrubbery borders and gated side access that leads to the Studio Apartment entrance door and then into the south-west facing rear garden which is a delightful and mature. There are several well screened seating areas, an area of lawn, a full width patio and terrace, a timber pergola and raised beds in the kitchen garden. This is an additional feature to this home.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

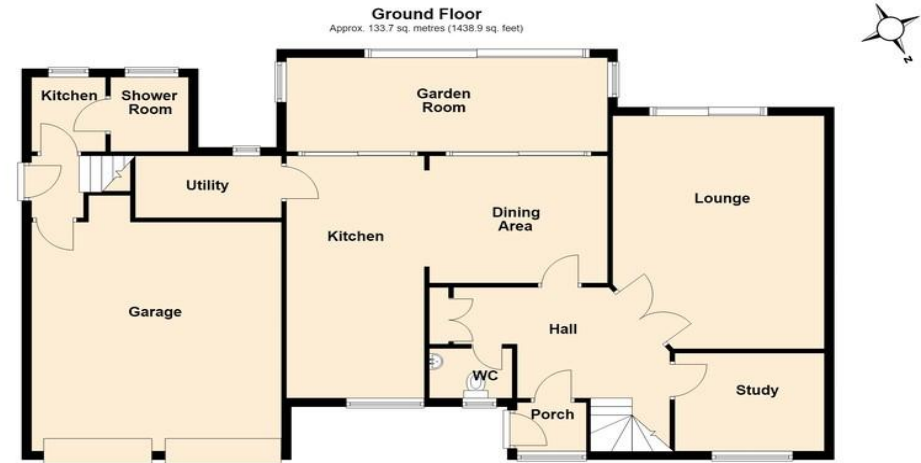
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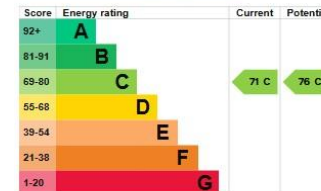


Total area: approx. 227.9 sq. metres (2452.6 sq. feet)
This Plan is for illustration purposes only.
Plan produced using PlanUp.

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