



John O'Gaunt Road, Kenilworth

Offers In The Region Of £660,000

- Extended four Bedroom Detached House
- Located in The Ofsted Outstanding Clinton School Catchment
- Open Porch & Reception Hall & Cloakroom
- Dining room & Extended Sitting Room
- Attractive Garden Backing Onto Fields Plus Driveway Parking to Front
- No Onward Chain
- Energy Rating D - 66
- Separate Living room
- Fitted Kitchen, Utility & Integral Single Garage
- Warwick District Council Tax Band F

John O'Gaunt Road, Kenilworth, CV8 1DY

This spacious four-bedroom detached family home features a lovely rear garden with stunning countryside views, located within walking distance of the town centre and local shops, and in the catchment area for the outstanding Clinton Primary School.

The property is fully double-glazed and has gas central heating. It includes a reception hall, cloakroom, living room with fireplace, separate dining room, extended sitting room, kitchen, and utility room.

Upstairs offers three double bedrooms, one single bedroom, and a bathroom with a shower. There is a larger-than-average garage with storage and off-road parking available. The south-westerly facing garden is perfect for outdoor enjoyment. The property is sold with no onward chain, and viewings are highly recommended.



4



1



2



D - 66

Council Tax Band: F




BOOTHROYD
& Company



Approach

Over a block edged and tarmacaden driveway to an open porch with tiled step, courtesy light, frosted and leaded double-glazed front door into the

Hallway

7'3" x 14'5"

Spacious reception hall with radiator, ceiling light, coving, smoke alarm, stairs rising to the first floor with a useful open understairs storage area, Honeywell temperature control clock for the central heating, door to

Cloakroom W.C.

Featuring a low-level W.C. and a corner wash hand basin with a tiled splashback, this space includes an opaque double-glazed window to the front, a vinyl floor, and a wall light.

Living Room

13'6" x 13'10"

Large double-glazed window to the front, radiator, ceiling light, coving, and a feature living flame effect coal gas fire with matching composite stone surround, hearth, and mantle; second radiator and TV point.

Dining Room

10'5" x 11'7"

Off the hall is the dining room with ceiling light, radiator, pocket doors to the kitchen and a feature arch into the

Lounge/ Sitting Room

10'9" x 23'0"

With coving, two ceiling lights, two radiators, a TV point, and a sliding patio door overlooking the attractive rear garden and farmland beyond.

Kitchen

18'2" x 11'1"

The kitchen features matching white high-gloss base and wall units with brushed steel handles and black granite-effect work surfaces. It includes a stainless steel sink with a chrome mixer tap, integral dishwasher, an integrated Hotpoint double oven, and a four-ring Hotpoint halogen hob with a stainless steel splashback. There's space for an under-counter fridge, plumbing for a washing machine, and ceramic tiled splashback areas and floors. The room also has a radiator, space for a small breakfast table, two double-glazed windows overlooking the garden, a side wooden door, coving, and a ceiling strip light.

Study

7'3" x 8'0"

Adjacent to the dining room, there is a double-glazed window on the side, a radiator, ceiling light, and fitted shelving.

Utility/ Washroom

8'5" x 6'5"

Step down from the dining room to the area with shelving and a pulley clothes dryer, space and plumbing for a washing machine and separate freezer, and a wall-mounted Ideal Logic Heat 24 boiler servicing the hot water and central heating. This leads to the single garage.

First Floor Landing

It features a ceiling light, a smoke alarm, and an airing cupboard that houses the lagged copper cylinder, along with slatted shelving and an immersion heater.

Double Bedroom One

13'6" x 14'6"

The room features a double-glazed window at the front, a ceiling light, coving, a radiator, and a built-in original double wardrobe.

Double Bedroom Two

13'4" x 9'8"

Featuring a radiator, a built-in original double wardrobe with cupboards above, a double-glazed window offering magnificent views over open countryside, and access to an insulated roof space via a retractable ladder.

Double Bedroom Three

8'9" x 13'8"

The room features double-glazed windows with a dual aspect, two radiators, a ceiling light, and decorative coving.

Bedroom Four

6'6" x 9'1"

The room features a double-glazed window at the front, a radiator, a ceiling light, and a built-in wardrobe above the bulkhead.

Bathroom

6'10" x 6'2"

The bathroom features a three-piece champagne-colored suite that includes a low-level toilet, a pedestal washbasin, and a panelled bathtub equipped with a Mira electric shower, complemented by a bi-folding shower screen. The walls are finished with ceramic tiles, and the floor is covered with vinyl. An opaque double-glazed window is located on the side, and there is a radiator that also functions as a towel rail.

Single Garage

8'5" x 17'5"

Integral garage with a metal up-and-over door at the front, featuring useful base and wall cupboards and shelving. It also houses the electric isolation unit and the electric and gas meters, with a door leading to the utility.

Rear Garden

This property boasts a fantastic feature: a spacious garden that backs onto open countryside. The garden is enclosed by perimeter fencing and mature beech hedging, and it is predominantly laid to lawn. There are well-kept borders filled with a variety of shrubs, plants, and small trees. The space includes low-level brick walls and a full-width patio, along with two greenhouses. Additionally, there is secure side access with a wrought iron gate and an outside tap for convenience.

Front

At the front of the property is an inset lawned front garden, featuring a low-level garden wall and attractive flower borders. A tarmac and block-edged driveway provides parking for two cars.

Tenure

The property is freehold.

Services

All mains services are connected;
Mobile coverage

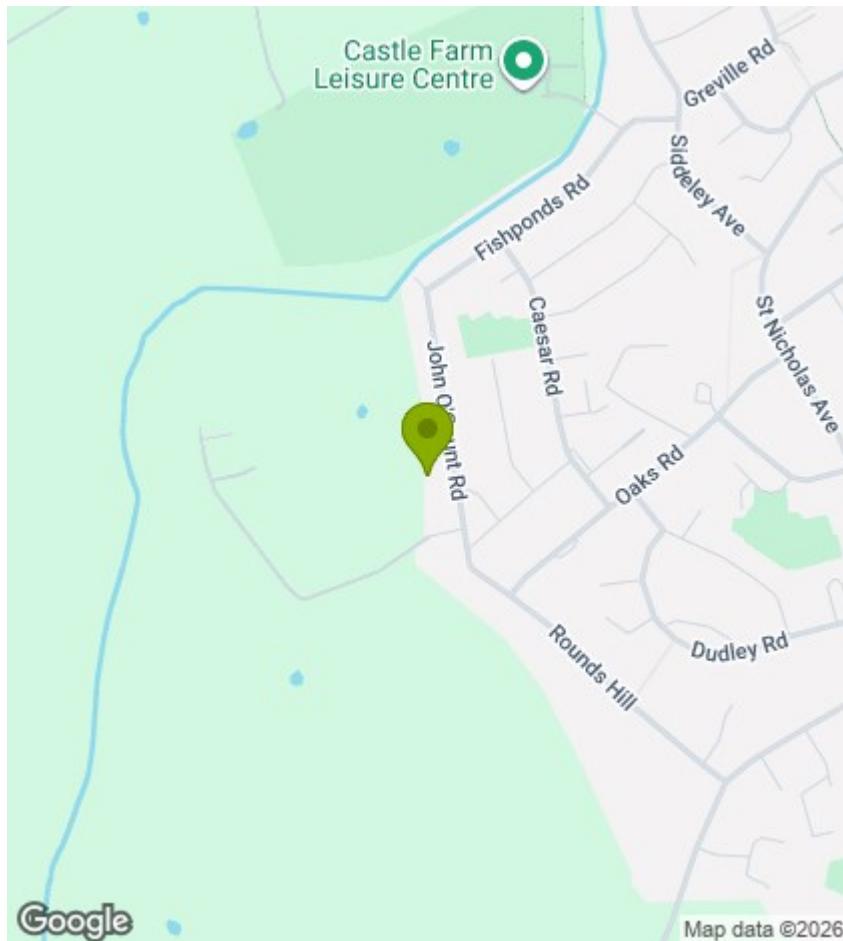
EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
241 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



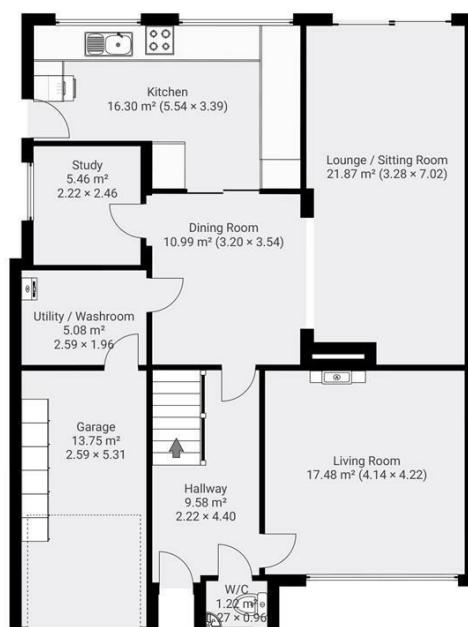
DETAILS
Total area: 160.81 m²
1730.94 sq.ft



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▼ Ground Floor TOTAL AREA: 101.66 m²



▼ 1st Floor TOTAL AREA: 59.15 m²

