

Property details **approval form**

Birchwood, Red Lane, Burton Green, Kenilworth, West Midlands, England, CV8 1PB

Date: 28 July 2026

Property Ref and Version: KEN305589 - 0013

Selling your home with us!

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○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£1,200,000

Tenure: Freehold

○ Key Features

- Energy Rating: D
- 5 bedroom detached family home
- Sought-after semi-rural village of Burton Green, north of Kenilworth
- Approx. 1.5 acres of landscaped, east-facing grounds
- Within Burton Green Junior School catchment
- Double garage and ample parking
- Established gardens with summer house and allotment
- Flexible accommodation including annexe/guest room
- Circular front driveway plus additional gated gravel driveway

○ Short Description

5-bedroom detached home set within 1.5 acres in the sought-after semi-rural village of Burton Green, positioned just north of Kenilworth with excellent road links to Warwick, Coventry and surrounding areas, and within the highly regarded Burton Green Junior School catchment.

○ Long Description

A substantial five-bedroom detached home set within approximately 1.5 acres of beautifully landscaped, east-facing grounds in the desirable semi-rural village of Burton Green, north of Kenilworth.

This spacious and versatile property includes a generous bay-fronted lounge, large dining room and an additional ground floor reception room ideal as an annexe or guest bedroom, complemented by a downstairs shower room. The open-plan kitchen is supported by a separate utility room, creating an ideal layout for modern family living.

Upstairs, there are five well-proportioned double bedrooms, including a principal bedroom with en suite, along with a family bathroom.

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Externally, the property enjoys established gardens incorporating a summer house, allotment and two additional storage units, including a brick-built shed. A circular front driveway, together with a gated side entrance leading to a large gravel driveway and double garage, provides ample parking.

Well positioned for excellent road connections and within the Burton Green Junior School catchment, this home offers a perfect balance of countryside setting and convenience.

○ **Directions**

○ **Agent Note**

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○ Room Description

Entrance Hall

Hardwood front door leads into the entrance porch with quarry tiled floor, surrounding double glazed windows and twin glazed doors leading into the living area, dining room and open plan kitchen

Living Room

Includes wall light point and two central ceiling lights, large feature walk in double glazed bay window with radiator, attractive stone fireplace including Clearview dual log burner. TV and telephone point with coving to the ceiling, double glazed square bay window to the front with window seat and shelving to either side. A dual aspect view from to front and rear overlooking private garden

Dining Room

With a feature front double glazed bay window, radiator, TV and telephone point, deep coving and ceiling light. Ideal as a dining room or alternatively additional reception room with scope for opening into existing kitchen

Kitchen/ Breakfast Room

Comprehensively fitted with a range of matching white shaker style fronted base and wall units with quality granite work tops, breakfast bar and integrated dishwasher, American style fridge freezer, range cooker with splash back and matching illuminated stainless steel extractor hood above (all included in the sale), ceramic tiling to floor and double doors onto the patio.

Rear Lobby

With panelled and glazed door to the garden, ceramic tiling to floor, useful built in storage cupboard with shelving leading to utility room, additional reception room as possible annexe and downstairs shower room

Utility Room

Fitted with a range of matching base and wall units, single drainer stainless steel sink with mixer tap, space and plumbing for washing machine and separate tumble dryer, space for additional fridge and freezer, wall mounted new boiler servicing the hot water and central heating.

Shower Room

Including WC, pedestal wash hand basin, walk in shower cubicle, mains fed shower with chrome fittings and shower head, double glazed window to side, ceramic tiling to floor, radiator, extractor fan.

Reception Room/ Annexe

Spacious additional reception room, featuring living flame effect coal electric fire, bay window overlooking front driveway. This room within close proximity to lobby, utility room, shower room/toilet and store along with the family room could easily be separated to a self contained annexe if required.

Landing

With access to insulated and boarded loft space with retractable ladder, split level landing with feature porthole style window to front view, large built in double airing cupboard with a large lagged copper cylinder.

Principal Bedroom

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With feature full height door and window opening up to the rear balcony and attractive views over the expansive rear garden, built in his and hers double wardrobes.

En Suite Bathroom

A three piece white suite with a WC, vanity wash hand basin with cupboards below, panelled bath with power shower above, heated towel rail, double glazed window, extractor fan, ceramic tiling to floor, tiled splash back and full height tiling to the bath area.

Bedroom 2

Attractive double glazed bay window with window seat, radiator, double built in wardrobes to one wall with hanging and matching cupboards above,

Bedroom 3

Double bedroom overlooking front and rear aspect of property offering plenty of natural light and lovely views of rear garden and beyond as well as 2 double built-in wardrobes

Bedroom 4

Generously sized bedroom overlooking front aspect of property with minimal roof height restriction towards double glazed window

Bedroom 5

Double bedroom overlooking rear aspect to garden

Main Bathroom

Four-piece white suite with WC, vanity wash hand basin with cupboard, panelled bath, walk in corner shower cubicle with electric shower, ceramic tiling to full height to shower, extractor fan, heated chrome towel rail, porcelain tiles to floor, double glazed window to rear.

Double Garage

Brick constructed with twin electric glass fibre up and over door to front, and rear personal door, window, power and light

Rear Gardens

Approximately 1.5 acres of stunning East facing landscaped rear garden backing onto farmland and a superb feature of this home which also includes a feature block paved patio with pumped water feature, retaining walls with brick built barbeque, feature pergola, brick built garden shed 2 greenhous, additional timber shed, impressive timber handmade summerhouse with a pitched roof and lined walls including storage, A vegetable garden with fruit cages, range of fruit trees, mainly laid to lawn, tennis lawn (formerly a tennis court) well manicured and stocked inset flower beds and borders, the garden is fully enclosed by a combination of wooden fencing and dense trees and shrubs which give total seclusion. There is an outside water supply and courtesy lighting, wide gravelled pathway driveway gated from side of the property and ideal for additional parking for several cars and guests.

Front Of Property

There is a sweeping circular driveway approach with well kept island and direct access to the double garage with scope for additional parking to the left from approach. The front garden is principally laid to lawn with feature flower beds and borders. A side gated pedestrian access and further vehicular access to the side of the property leads to the rear gardens.

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○ Room Description

The HS2 line is set into cutting approximately 400m from the rear boundary at the nearest point

Buyer Aml Payments

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floor Plan



Total floor area 262.7 m² (2,828 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Richard J Goodwin		
Mr B. Skidmore		