



27 Fishponds Road | Kenilworth | CV8 1EY

A superb opportunity to purchase this well planned and spacious semi detached property providing generous living with four good size bedrooms, two separate reception rooms and large, mature rear garden. The property has very recently been improved and modernised to include full interior redecoration, new carpets and floorings, a refitted bathroom and re-fitted ground floor shower room. The property is situated in this highly sought after residential location within an easy walk of Castle Farm, Abbey Fields, the town centre, Kenilworth Castle and Clinton School.

£579,950

- Viewing Essential
- Superb Large Semi-Detached House
- Four Bedrooms & Two Receptions
- Large, Mature Rear Garden



Property Description

ENTRANCE HALL

With radiator.

GROUND FLOOR SHOWER ROOM

A re-fitted ground floor shower room with fully tiled shower enclosure with glazed screen, heated towel rail, w.c and vanity basin with cupboard under.

LOUNGE

18' 9" x 15' 8" (5.72m x 4.78m)

A large lounge located to the rear of the property with French double doors providing direct access to the rear garden and patio. Feature fireplace with light oak surround, radiator and downlights.

Staircase to first floor.

FAMILY ROOM

15' 1" x 12' 1" (4.6m x 3.68m)

With radiator, bay window, downlights with dimmer switch and feature fireplace. This room has rear garden views and a spiral staircase to the first floor.

KITCHEN/BREAKFAST ROOM

15' 0" x 8' 9" (4.57m x 2.67m)

Located to the front of the property with an extensive range of cupboard and drawer units and contrasting worktops. Integrated appliances to include: Bosch five ring gas hob, Bosch extractor hood over, Bosch double oven and Neff built in microwave. Space for large side by side fridge/freezer, space for table and chairs and complementary tiling.

FIRST FLOOR LANDING

With access to roof storage space.

BEDROOM ONE

13' 8" x 12' 1" (4.17m x 3.68m)

A large double room located to the front of the property with double doors that lead to:

DRESSING ROOM

12' 2" x 10' 3" (3.71m x 3.12m)

This room provides great flexibility in use depending upon the property owners needs. It can be a dressing room to the main bedroom or an office/study/further reception room as it links to the family room on the ground floor via a spiral staircase.

BEDROOM TWO

11' 7" x 10' 4" (3.53m x 3.15m)

A double room located to the rear of the house with garden views.

BEDROOM THREE

11' 6" x 10' 4" (3.51m x 3.15m)

A third double bedroom located to the front of the property.

BEDROOM FOUR

10' 4" x 6' 9" (3.15m x 2.06m)

A large single bedroom located to the rear with garden views.

BATHROOM

9' 2" x 6' 0" (2.79m x 1.83m)

A nicely re-fitted bathroom with a panelled bath having fixed head and hand held shower over with glazed shower screen. Heated towel rail, concealed cistern w.c., vanity wash basin with cupboard under, shaver point, wall mounted mirror and downlights.

OUTSIDE

GARAGE AND PARKING

17' 0" x 8' 5" (5.18m x 2.57m)

With up and over door, Worcester wall mounted boiler, light and power. Space and plumbing for washing machine, water tap, side entrance door and personal entrance door into the main hallway. There is ample driveway parking for several vehicles.

REAR GARDEN

This garden is a particularly outstanding feature to the property. Secure gated side access from the front driveway leads to this large, mature and very well stocked garden having a variety of well established plants, climbing shrubs, ornamental trees and timber pergola with grape vines. There is a patio to the rear of the house which then leads to the area of lawn, a second patio area is after the lawn with a bridge over Finham Brook into the second garden area which has is a wild garden this could become a kitchen garden or a children's play area if so desired. There is plenty of space to the garden, it is also lovely and sunny but with screening for shade as well at various times throughout the day.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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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.](#)

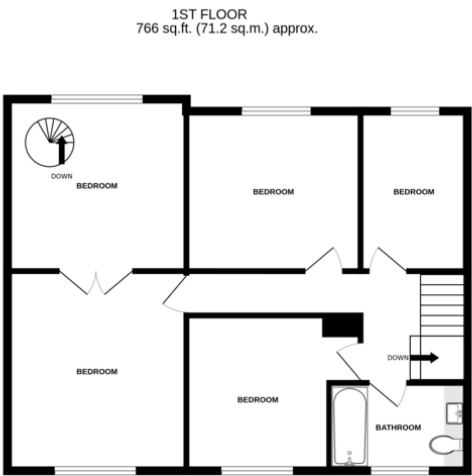
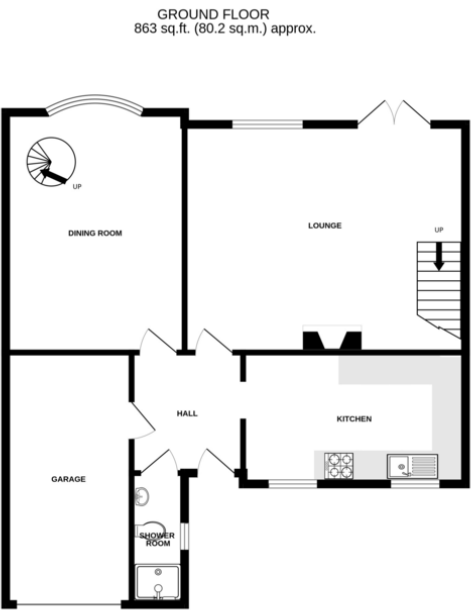


The graph shows this property's current and potential energy rating.

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 score is 50



TOTAL FLOOR AREA: 1629 sq.ft. (151.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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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