



JULIE PHILPOT
RESIDENTIAL



7 John Nash Square | Kenilworth | CV8 1RJ

£475,000

A beautifully presented and generously proportioned Regency-style end-terrace townhouse, ideally located in a sought-after cul-de-sac just moments from Kenilworth Town Centre. Offering flexible and well-planned accommodation, this superb home features three bedrooms, including a principal en-suite, a refitted family bathroom, spacious kitchen/diner and an impressive lounge with small walk-on balcony. Further benefits include a sunny south-west facing garden, driveway parking, a converted utility and study/home office space, and a newly replaced roof in 2025. Viewing is highly recommended to fully appreciate all this home has to offer.

- Three Double Bedrooms, Master En-Suite
- Refitted Cloakroom and Family Bathroom
- First Floor Lounge with Balcony
- Spacious Kitchen/Dining Room
- Study/Home Office and Utility Area
- Ample Off Road Parking



FULL DESCRIPTION

Early viewing is highly recommended for this tastefully presented Regency-style end-terrace townhouse, ideally situated in a sought-after cul-de-sac just off Kenilworth Town Centre. Offering flexible and well-planned accommodation, the property features three bedrooms, including a principal en-suite, a refitted ground floor cloakroom and a spacious family bathroom. Further highlights include a generous kitchen/diner, first floor lounge with small walk-on balcony, a sunny south-west facing courtyard garden, and driveway parking. The converted garage provides a useful utility area, study/home office space or an additional storage area. The property also benefits from a newly replaced roof in 2025. Conveniently located within walking distance of shops, restaurants, green spaces and Kenilworth Train Station.

ARCHED RECESSED ENTRANCE PORCH

With double glazed entrance door leading to:

ENTRANCE HALL

With staircase leading to the first floor, radiator and doors leading off to all rooms.

STUDY/STORE

11' 4" x 7' 9" (3.45m x 2.36m)

Converted from the original garage, this room is currently used as a study/storage area but offers ideal potential as a home office or playroom with double opening doors to the front, wood laminate flooring, and housing the 'Worcester Bosch' gas central heating boiler. Opening leading to:

UTILITY AREA

8' 5" x 5' 2" min (2.57m x 1.57m)

With plumbing for automatic washing machine, fitted shelving and space for tall fridge/freezer and/or further domestic appliances.

REFITTED CLOAKROOM

Recently fitted with contemporary sanitary ware, comprising a concealed flush low-level W/C and a vanity wash hand basin with storage cupboard beneath. Chrome heated towel rail/radiator, 'Xpelair'; extractor fan and inset ceiling spotlights. Ceramic tiled floor, complemented by part tiled walls in coordinating tones.

KITCHEN/DINING ROOM

14' 8" x 11' 3" (4.47m x 3.43m)

A lovely, spacious kitchen/diner fitted with an extensive range of cream cupboard and drawer units complemented by solid beech worktops. Inset one and quarter single drainer sink unit with mixer tap over and integrated 'Neff' dishwasher beneath. 'Belling' dual fuel Range seven burner cooker with two ovens and grill with canopy extractor hood over. A matching range of wall cupboards includes glazed display cabinets with under unit lighting and tall larder unit housing integrated fridge and freezer. Finished with attractive pine flooring, the room also offers a radiator, TV aerial connection and ample space for a dining table and chairs. Bespoke arched French doors open directly onto the sunny rear garden, creating a perfect space for both everyday living and entertaining.

FIRST FLOOR LANDING

Having radiator and built in storage cupboard.

ELEGANT LOUNGE

14' 9" x 11' 5" (4.5m x 3.48m)

A bright and airy lounge with feature 'Chesney' log burning stove, radiator, tv aerial connection, dado rail and coved ceiling cornice. Bespoke plantation shutters fitted to both the windows and French doors leading out to the small walk-on balcony.

MASTER BEDROOM

11' 8" x 10' 2" max into wardrobes
(3.56m x 3.1m)

A well-proportioned double bedroom featuring one triple and one single wardrobe cupboards, providing ample hanging and shelving space. Double glazed windows provide plenty of natural light and door leads through to:

EN-SUITE SHOWER ROOM

Recently refitted with a vanity sink unit, low level w/c and walk in shower enclosure with inset mains fed shower. Mirrored LED display cabinet with shaver point, extractor fan and tiled flooring.

SECOND FLOOR LANDING

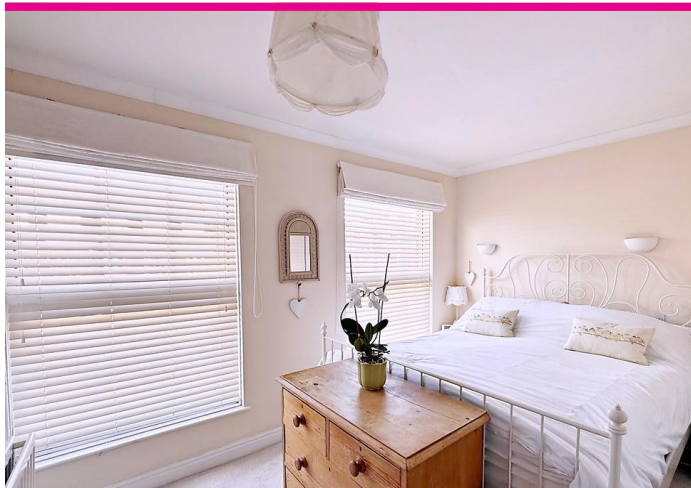
Having access via pull down loft ladder to boarded roof storage space with power and light.

BEDROOM TWO

15' 1" x 8' 6" (4.6m x 2.59m)

Double bedroom with two built in wardrobe cupboards, two double glazed windows and radiator.





BEDROOM THREE

15'1" x 7' 6" (4.6m x 2.29m)

Another generous double bedroom with two double glazed windows and radiator.

FAMILY BATHROOM

8' 2" x 6' 1" (2.49m x 1.85m)

A spacious bathroom featuring an inset 'Villeroy & Boch' jacuzzi bath with mains fed shower and folding side screen over and being fitted with a range of vanity and storage cupboards units incorporating concealed flush w/c and vanity sink unit. 'Xpelair' extractor fan, wall mounted electric heater, inset ceiling spotlights and complementary tiling.



OUTSIDE

REAR COURTYARD GARDEN

The charming and private courtyard garden is a particular feature being south-west facing, easily maintained and enclosed by mature planting and brick built boundaries. The circular stone patio provides an ideal space for outdoor dining and entertaining, enjoying plenty of natural sunlight through the day. There is a useful storage shed and a side pedestrian gate.



DRIVEWAY PARKING

There is ample driveway parking to the front of the property which is block paved.



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

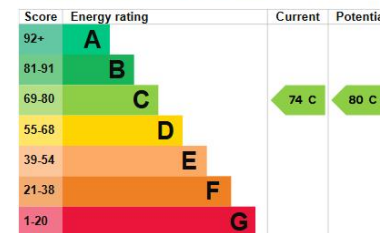


TOTAL FLOOR AREA: 1222 sq.ft. (113.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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 energy score is 60