



## New Street, Kenilworth

Offers In The Region Of £950,000

- Exceptional Grade Two Listed Double Fronted Georgian Townhouse
- Attractive Hall & Cloakroom
- Living Room With Log Burner
- Single Chamber Cellar and Large Utility
- Attractive South Facing Walled Rear Garden
- Kenilworth Old Town Location
- 5 Spacious Double Bedrooms Over 2 Floors
- Expansive Breakfast Kitchen & Dining Room
- Two Quality Bathrooms and Cloakroom
- Warwick District Council Tax Band G

# New Street, Kenilworth, CV8 2EZ

A unique opportunity to purchase this Grade II Listed, double fronted character property, situated in the heart of Old Kenilworth and benefiting from a wealth of original features directly opposite Parliament Piece, and perfectly located for the restaurants and coffee shops of the high street and a short walk from the beautiful Abbey Fields and historic Kenilworth Castle. The property has been substantially modernised and improved to a high standard and the accommodation comprises: open porch, L shaped reception hallway with original fireplace, living room with wood stove, quality breakfast kitchen and dining area, utility room, first floor landing, three bedrooms all of which are doubles with cloakroom and re-fitted luxury bathroom with roll top bath and to the second floor there are two further double bedrooms with luxury separate four piece bathroom with roll top bath. The property is offered for sale with many original features and private, enclosed, walled rear garden.



Council Tax Band: G



### **Entrance**

Approached via a decorative original porch with central arch and storm porch with a hardwood original panelled door and matching pillars leading into the

### **Reception Hall**

With stairs rising to first floor, original cast iron raised fireplace with Victorian style radiator, multi paned original sash window to front with secondary glazing, alarm control pad, picture rail and wood panelling, range of ceiling down lighters, under floor heating with travertine flooring, panelled door through to

### **Lounge**

Into walk-in bay window with original sash windows to front, t.v. aerial point, feature wood burning stove with stone hearth and tiled inset with white wood mantle and surround, attractive bespoke shelving, and cupboard to either side of the fireplace, polished stripped floorboards, multi paned glazed window overlooking garden, two ceiling beams, range of ceiling light points, feature wall-mounted radiator.

### **Dining Room**

walk-in bay window with original sash windows to front, radiator, travertine flooring with electric under-floor heating, two exposed timber beams, open original decorative cast iron fireplace with inset tiling and oak mantel and surround, range of double power points, range of ceiling down lights, door with steps to cellar and steps down to kitchen.

### **Kitchen**

Comprehensively fitted with a range of matching solid wood cream shaker style base and wall units with black granite work surfaces and up stands with one and a half bowl stainless steel sink with chrome mixer tap and water filter, space for large American style fridge freezer and space for Range master style cooker with red glass splash back to inglenook, range of ceiling down lighters, island unit with black granite work surfaces, Italian marble flooring, panelled and glazed door to side, panelled door with step down to utility room.

### **Pantry**

With central ceiling light point, tiling to floor and window to rear.

### **Single Chamber Cellar**

Off the kitchen) With fitted light, gas point and pressurised hot water cylinder.

### **Utility Room**

Fitted with a range of cream shaker style base and wall

units with wood block work surfaces, space and plumbing for automatic washing machine and space for tumble dryer, twin Belfast sink with retractable chrome mixer tap, ceramic tiling to splash backs, multi paned glazed window to side, central ceiling light point, wall mounted Worcester boiler servicing the hot water and central heating, HIVE temperature control clock for central heating and hot water, vinyl tiles to floor, further ceiling light point with panelled and glazed door to garden.

### **First Floor Landing**

With split level stairs, original multi-paned sash window overlooking rear, panelled door to

### **Double Bedroom One**

With Victorian style radiator, original sash bay windows with secondary glazing to front with views to New Street with fields beyond, wood strip flooring, open grate Georgian style fireplace with cast iron grate and matching pillars with quarry tiled hearth, ceiling beams, range of ceiling down lighters, multi paned glazed window to rear, Victorian style radiator, built in single wardrobe with shelving and cupboard above.

### **Double Bedroom Two**

With re-instated Georgian style fireplace and decorative raised grate and brick mantel with quarry tiled hearth, original sash bay window to front with secondary glazing, Victorian style radiator and feature full height replacement Victorian style radiator to other wall, range of ceiling down lighters, timber beams to ceiling, t.v. aerial point.

### **Bathroom**

Four-piece Victorian style white suite containing a roll top free standing bath with central mixer with chrome attachments, walk-in large shower enclosure with sliding shower screen and mains fed shower with ceramic tiling to full height, free standing wash hand basin and low level w.c. with Victorian style pull and raised cistern, original sash window to front with shutters, Karndean floor, wall mounted feature heated towel rail and wall mounted cabinet, ceiling down lighters.

### **Second Landing**

With useful storage cupboard/wardrobe, ceiling down lighters and access to loft space.

### **Double Bedroom Three**

With a range of ceiling down lighters, access to roof space, original cast iron fireplace with matching mantel and surround, wall mounted Victorian style radiator, original glazed window to side.

## Double Bedroom Four

Being a pleasant room with multi paned sash window overlooking fields to front and matching window with views to Kenilworth at rear. Original oak beams and range of ceiling down lighters, Victorian style radiator and original fireplace with cast iron grate.

## Cloakroom

Refitted cloakroom with a low level encased w.c., vanity wash hand basin, frosted original window to rear and opaque window to side with ceiling down lighters, brick bond style ceramic tiling to walls and contrasting tiling to floor.

## Bathroom

With a refitted four-piece white suite with roll top free standing bath with decorative central mixers with shower attachment, vanity wash hand basin with ceramic tiling, low level w.c., walk-in shower cubicle with mains fed shower with matching fittings and range of ceiling down lighters with exposed timber beam and sash window with views to field, vinyl flooring, extractor fan, mirrored vanity cabinet.

## Double Bedroom Five

With two exposed timber beams and a range of ceiling down lighters with Victorian style radiator, sash window to rear and front, original cast iron fireplace with cupboard to side.

## Walled Rear Garden

With a private south-facing walled garden, this outdoor space includes a patio, pathways, a mature magnolia tree, and climbing wisteria. A side passageway provides access to the front of the property through a wooden door, and there is also an outside cold water tap.

## Tenure

The property is freehold.

## Services

All mains services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
14 Mbps  
Superfast  
80 Mbps  
Satellite / Fibre TV Availability

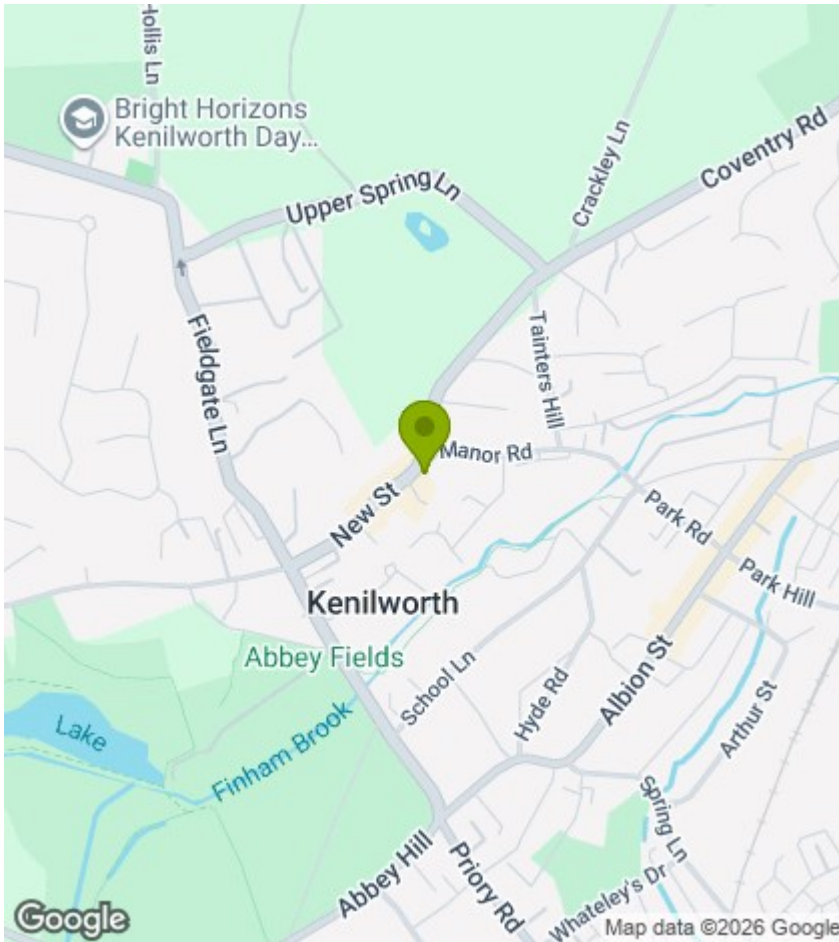
BT  
Sky  
Virgin

## Fixtures & 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:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		47	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

