



JULIE PHILPOT
RESIDENTIAL



267 Warwick Road | Kenilworth | CV8 1FB

£1,250,000

A large detached family home built in 1985 on a mature and spacious plot approaching 1/3 of an acre in size. The property is one, of just two individual properties, being set back from the road with the town centre and open countryside within an easy walk. The well planned property provides spacious living with the added benefit of a detached double garage and further driveway parking for many vehicles. There are four double bedrooms and five reception rooms, thereby offering flexibility in use.

- Large & Well Planned Family Home
- Four Double Bedrooms & Home Office
- Large Mature Gardens
- Five Reception Rooms
- Detached Double Garage & Additional Parking



PROPERTY INFORMATION

This delightful home is not only well planned and practical in design but also spacious with light and airy accommodation throughout. As you enter the home you are greeted by the welcoming reception hallway that provides access to the principal ground floor rooms. The lounge is very stylish with a log burner and access to the conservatory. The kitchen/breakfast room then leads into the family room/snug which can become more of an open plan design if required. There is a home office too on the ground floor which could become a fifth bedroom if needed. Upstairs is a large landing with plenty of storage space. The master bedroom has dual aspects, built in wardrobe and an en-suite, the remaining bedrooms are all doubles and there is the family bathroom. The garden is a particularly special feature being sunny and having been professionally landscaped to provide mixed planting with year

round interest, it is a delight. Finally, there is plenty of parking for many vehicles with a detached double garage, part of one half of the garage has been converted to provide a workshop/store room which is really useful. The location is ideal for those wanting an individual house within a highly regarded residential location. Walking to town or to the Kenilworth cricket club and open countryside is very easy for commuters.

DOOR TO

RECEPTION HALL

With oak floor, radiator and understairs storage recess.

CLOAKROOM

With W.C and wall mounted wash basin.

STUDY / BEDROOM FIVE

10' 4" x 8' 4" (3.15m x 2.54m)

With radiator and dual aspect windows. This is presently the home office/study but can be used as a ground floor bedroom if so desired.

FAMILY ROOM/SNUG

14' 4" x 12' 5" (4.37m x 3.78m)

With dado rail, radiator, patio doors providing direct access to the rear garden and sliding doors to:

DINING ROOM

11' 11" x 10' 5" (3.63m x 3.18m)

With vaulted ceiling, radiator and dual aspects.

CONSERVATORY

12' 0" x 10' 5" (3.66m x 3.18m)

Having tiled floor and French doors leading to the rear garden.

LOUNGE

A stylish room with fireplace having an open fire, radiators and direct access to the conservatory.

KITCHEN/BREAKFAST ROOM

15' 9" x 11' 11" (4.8m x 3.63m)

Having space for dining table and chairs, tiled floor, and extensive range of cupboards and drawer units with solid oak worktops. One and a half bowl enamel sink unit, space and plumbing for dishwasher and Smeg range cooker as fitted.

UTILITY ROOM

8' 8" x 7' 7" (2.64m x 2.31m)

Having round edged worktop with stainless steel sink unit, cupboard and drawer units, space and plumbing for washing machine, tumble dryer and further appliance space. Matching wall cupboards, tiled floor, rear entrance door and Alpha gas boiler.

FIRST FLOOR LANDING

With access to roof storage space. Radiator and large linen storage cupboard. Further walk in storage cupboard.

MASTER BEDROOM

15' 9" x 14' 6" (4.8m x 4.42m)

Having dual aspects, two radiators, double wardrobe and door to:

ENSUITE

With shower enclosure, pedestal wash basin, bidet, W.C and radiator.

DOUBLE BEDROOM TWO

11' 1" x 9' 8" (3.38m x 2.95m)

Having radiator, built in double wardrobe and rear garden views.

DOUBLE BEDROOM THREE

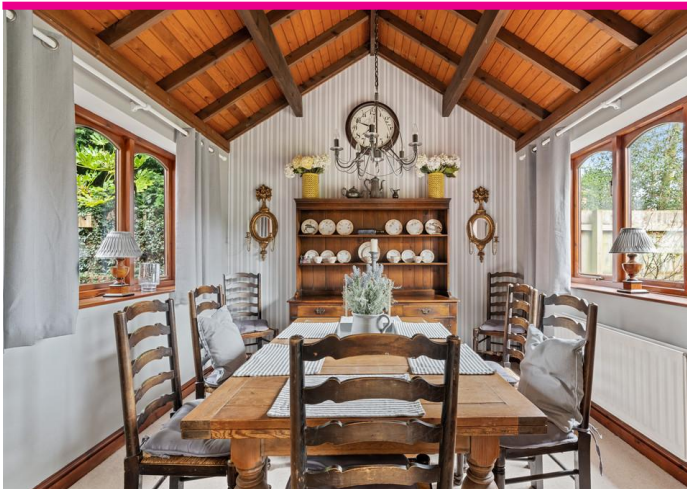
11' 1" x 8' 5" (3.38m x 2.57m)

With radiator.

DOUBLE BEDROOM FOUR

13' 7" x 8' 9" (4.14m x 2.67m)

Having dual aspects, radiator, two wardrobes with storage recess in-between.





FAMILY BATHROOM

11' 1" x 7' 0" (3.38m x 2.13m)

Having panelled bath with mixer tap/shower attachment over, W.C, pedestal wash basin, shaver point and complementary tiling.

OUTSIDE

DOUBLE GARAGE

GARAGE ONE

18' 6" x 9' 5" (5.64m x 2.87m)

Having up and over door.

GARAGE TWO

12' 3" x 9' 0" (3.73m x 2.74m)

The second garage which is part of the detached double garage has been split to provide this really useful workshop / store with light, power and side side entrance door. The remaining section of this garage provides a log store.

GARDENS

The gardens are a special feature to this property being mature and well stocked with mixed planting scheme that is well established and provides an ideal combination of garden area with lawns plus borders for gardeners and outdoor dining areas for relaxation time.



Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

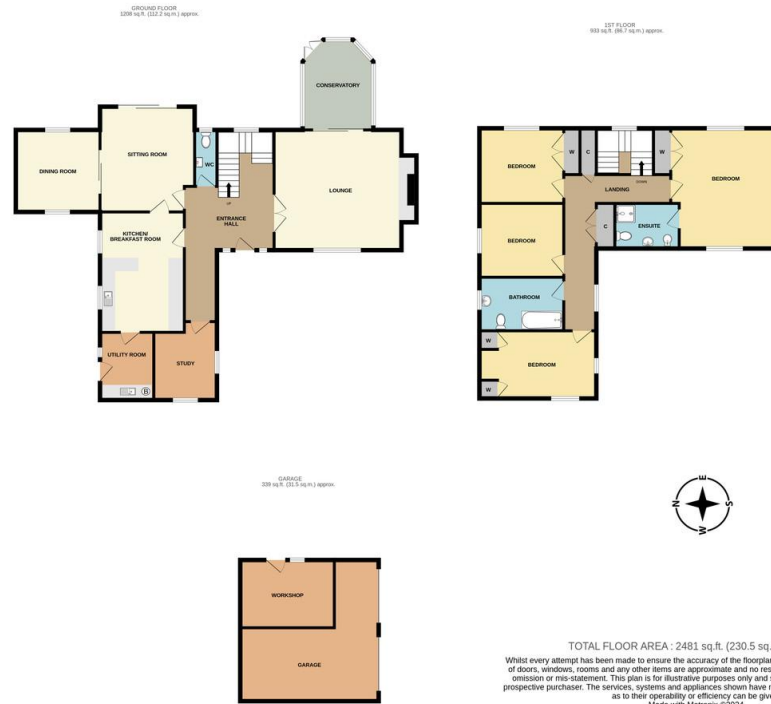
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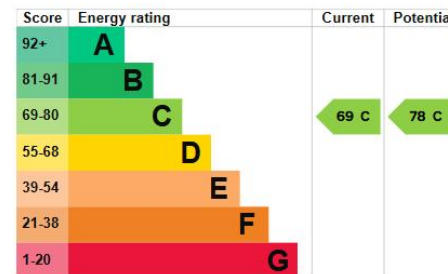
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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