



JULIE PHILPOT  
RESIDENTIAL



## 38 Stoneleigh Road | Kenilworth | CV8 2GD

A very spacious double fronted character cottage providing well planned living with three double bedrooms, the master with a modern en-suite. On the ground floor is a cloakroom, large entrance hall with door to the lounge having a feature fireplace, this room then leads into the generous size and well planned kitchen/diner where there is room space for a table and chairs. In addition is a useful conservatory/utility. To the outside is an easily maintained courtyard style garden.

£319,950

- Large Double Fronted Cottage
- Three Double Bedrooms, Master En-Suite
- No Chain Involved
- Easily Maintained Rear Garden



## Property Description

### **DOOR TO**

### **ENTRANCE HALL**

Having tiled floor, radiator and Honeywell central heating thermostat.

### **CLOAKROOM**

Having a W.C, corner wash basin and radiator. Xpelair extractor fan.

### **LOUNGE**

20' 4" x 11' 1" (6.2m x 3.38m)

A large lounge with central feature fireplace in natural brick. Two bay windows, two radiators and five wall light points.

### **KITCHEN/DINER**

20' 0" x 11' 3" (6.1m x 3.43m)

A very spacious room also being light and airy with room for dining table and chairs, plus patio doors to the conservatory. The kitchen area has an extensive range of cupboard and drawer units including a built in wine rack and pull out wicker baskets. There is also a range of matching wall units, a one and a half bowl stainless steel sink unit and a Range master cooker having matching extractor hood over. Plenty of worktop areas, space for fridge freezer, radiator and understairs storage cupboard.

### **CONSERVATORY**

11' 2" x 9' 0" (3.4m x 2.74m)

Having glazed roof and French double doors to rear garden. This room has been set up to also be a part utility having round edged work surface, double cupboard under and space and plumbing for appliances.

## FIRST FLOOR LANDING

With smoke detector.

## BEDROOM ONE

13' 0" x 9' 3" (3.96m x 2.82m)

A large master bedroom having a range of built in wardrobe, further large storage cupboard, radiator and access to

## EN-SUITE

7' 8" x 6' 9" (2.34m x 2.06m)

Having twin vanity sink units with cupboards under and mirrors over and display areas to sides. Concealed cistem W.C and large shower enclosure. Heated towel rail, fully tiled walls and tiled floor

## BEDROOM TWO

A second double room with built in double wardrobe. Radiator and exposed beam.

## BEDROOM THREE

8' 1" x 10' 8" (2.46m x 3.25m)

A large third bedroom with radiator, TV point, exposed beam and built in storage cupboard housing Bosch boiler. Access from third bedroom into the roof storage space

## BATHROOM

7' 5" x 7' 7" (2.26m x 2.31m)

With panelled bath, pedestal wash basin and W.C. Radiator, wall tiling and built in storage cupboard.

## OUTSIDE

To the rear is a courtyard style garden with space for outdoor living. Timber fencing forms the boundaries.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

# Contact Details

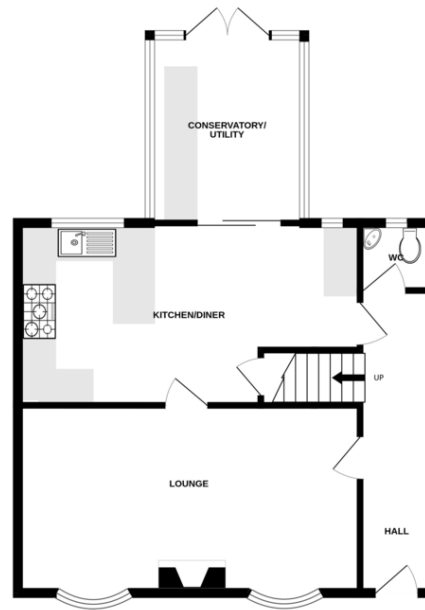
**T:** 01926 257540

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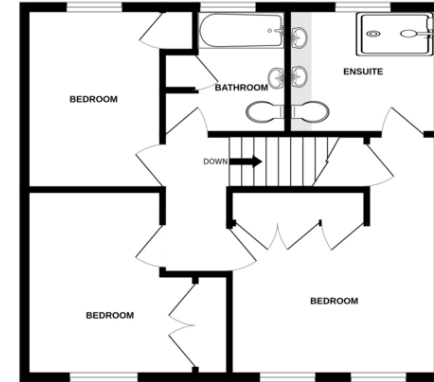
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.

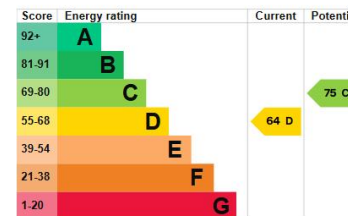


TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Energy rating and score

This property's energy rating is D. 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