



JULIE PHILPOT  
RESIDENTIAL



### 37 New Street | Kenilworth | CV8 2EY

£330,000

A generous size Grade II Listed Cottage set in the Conservation Area. The property benefits from two double bedrooms, a first-floor bathroom and a large loft room for occasional use. On the ground floor is a sitting room with fireplace and multifuel stove and a kitchen/diner which is great for entertaining and has a stable door leading to the large rear garden with workshop and summerhouse. This delightful period home also has many original beams and timbers. Abbey Fields, the Castle, the old High Street, open countryside and open green areas including Parliament piece are all within an easy walk.

- Grade II Listed Character Cottage
- Large Rear Garden
- Two Double Bedrooms and Loft Room
- Set In Conservation Area



## Property Description

### **DOOR TO**

### **LOUNGE**

12' 1" x 14' 7" (3.68m x 4.44m)

A large reception room with original beams, timbers and ledge and brace doors, inglenook fireplace with multifuel stove, secondary glazing, slate floor and inset matwell.

### **KITCHEN/DINER**

16' 0" x 12' 4" (4.9m x 3.76m)

A second spacious ground floor room with slate floor, exposed beams and timbers and plenty of room for dining table and chairs. In the kitchen area is a range of attractive modern units set under solid wood worktops, Belfast sink unit, space and plumbing for washing machine and slimline dishwasher. Central island unit with four ring electric hob and electric oven under plus storage to side. Vaillant gas wall mounted boiler. Double door housing unit for tall fridge and tall freezer. Built in seating area with storage under. Two Velux windows. Stable door to rear garden.

### **STAIRCASE TO FIRST FLOOR LANDING**

With storage alcove to side of front bedroom. Loft access via pull down loft ladder.

### **DOUBLE BEDROOM**

8' 3" x 14' 8" (2.51m x 4.47m) (MAX)

With original door and timbers. Fitted shelving, radiator and shelving. To side of the chimney is a storage recess.

### **BATHROOM**

8' 5" x 5' 9" (2.57m x 1.75m)

Having panelled bath, pedestal wash basin, w.c. and radiator. Wall mounted mirror, complementary modern tiling, shaver point and airing cupboard housing insulated hot water cylinder.

### **DOUBLE BEDROOM TWO**

12' 3" x 10' 4" (3.73m x 3.15m)

A bright double room located to the rear of the cottage with garden views. Radiator and timber ladder providing access to the:

### **LOFT ROOM**

13' 2" x 12' 6" (4.01m x 3.81m)

This is a spacious loft room for occasional use with exposed beams and timbers plus restricted height in places.

### **REAR GARDEN**

The cottage has a lovely, large rear garden which is ideal for anyone who is wanting to have plenty of outside space. There is a paved patio which leads to the large area of lawn and well-established shrubbery borders. This garden is perfect for a buyer who may want to also have their own kitchen/vegetable garden. To the rear of the garden is a round oak framed summer house and a brick-built workshop store.



## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

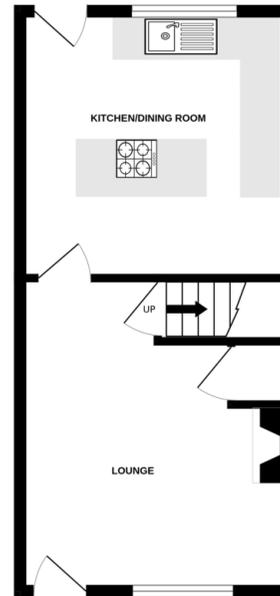
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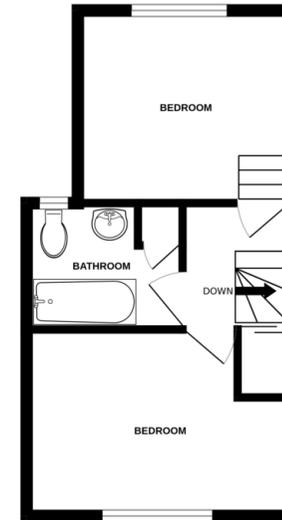
**W:** www.juliephilpot.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

GROUND FLOOR



1ST FLOOR



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## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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