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RESIDENTIAL



12 New Street | Kenilworth | CV8 2EZ

A 19th Century very spacious double fronted, three storey Victorian home with a superb rear garden. A spacious Grade II Listed period property within the Conservation area just a few steps away from the Michelin star restaurant, The Cross, open space at Abbey Fields, social amenities in the old high street and town centre as well as open countryside. The property is large, well proportioned offers great flexibility in spacious living and is also ideal for a buyer who may want to work from home as it has previously been used as a successful office and home environment.

£589,950

- Grade II Listed, Spacious Victorian Home
- Sunny & Large, Large, Walled Rear Garden
- Four Bedrooms, One With Dressing Room
- Conservation Area in Old Town
- No Chain Involved



Property Description

SELLERS COMMENTS

Owning the property for the last 23 years has allowed us to enjoy its light, bright and spacious rooms whilst still having the feel of a cottage. We have particularly loved the south facing garden which gives a different view for each of the seasons, we have had many summer gatherings in the tranquil garden space. As walking enthusiasts, we have taken advantage of the beautiful trails available on the doorstep, favourites including parliament piece and around the castle and beyond. Not forgetting the community spirit of the old town, we have spent many enjoyable times at the annual events, as well as at the local pubs, restaurants and coffee shops.

DOOR TO

ENTRANCE HALL

11' 3" x 13' 3" (3.43m x 4.04m)

With inset matwell, bay window, radiator and built in storage cupboard housing the Potterton wall mounted gas boiler

CLOAKROOM

With W.C, pedestal wash basin and radiator.

DINING ROOM/SITTING ROOM

17' 2" x 13' 3" (5.23m x 4.04m)

Having two radiators, two bay windows and four wall light points. Feature stone fireplace with hearth and grate for an open fire if so desired.

INNER HALL

With radiator and dog leg staircase to upper floors

CLOAKROOM

Having corner wash basin, radiator, W.C, tiling and under stairs storage cupboard.

LOUNGE

15' 8" x 10' 5" (4.78m x 3.18m)

With radiator and original casement double doors to rear garden.

KITCHEN

15' 5" x 10' 8" (4.7m x 3.25m)

Having a range of oak cupboard and drawer units with matching wall cupboards and complementary round edged work surfaces. Built in gas fuelled Aga, quarry tiled floors, vaulted ceiling, radiator and stable door to rear garden.

FIRST FLOOR LANDING

With smoke detector and wall light point

BEDROOM ONE

13' 4" x 11' 5" (4.06m x 3.48m)

With dual aspects and two radiators.

BEDROOM TWO

14' 0" x 9' 9" (4.27m x 2.97m)

With two radiators and built in storage cupboard.

BEDROOM THREE

12' 5" x 10' 7" (3.78m x 3.23m)

Having vaulted ceiling, radiator and large windows enjoying garden views

BATHROOM

Having panelled bath with shower and glazed shower screen,, pedestal wash basin and w.c with complementary tiling.

SECOND FLOOR

BEDROOM FOUR

13' 5" x 17' 7" (4.09m x 5.36m)

With garden views, radiator, exposed beams and built in storage cupboard. Door to:

DRESSING ROOM

11' 6" x 13' 5" (3.51m x 4.09m)

Huge potential to convert to a master suite. At present there is a radiator, exposed beam, original feature fireplace and dual aspects.

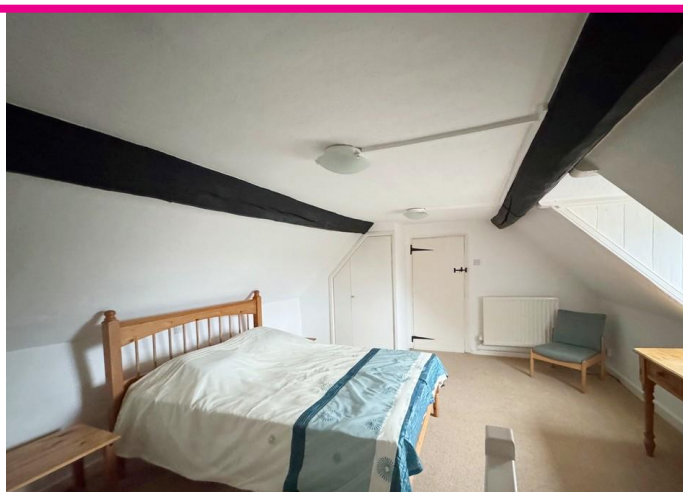
OUTSIDE

REAR GARDEN

One of the special features to this property is the large south facing landscaped and walled rear garden having been very much a focal point to the home playing hosted to many functions, garden and birthday parties. The landscaping includes secluded seating areas, an elevated terrace, lawns and well established mature shrubs with an additional 'secret garden' for relaxation.

PARKING

The present sellers have two parking permits for Abbey Fields Car Park which is very close by.



Tenure

Freehold

Council Tax Band

C

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



EPC EXEMPT