



## 87 Farmer Ward Road, Kenilworth

£600,000 Freehold

Beautifully extended link-detached bungalow • Vaulted open-plan kitchen/living space with bi-folding doors • Smart designer kitchen with Neff appliances and central island • Dining room with ceiling lantern and garden access

Council Tax band: E • Tenure: Freehold • EPC Energy Efficiency Rating: C • EPC Environmental Impact Rating: D



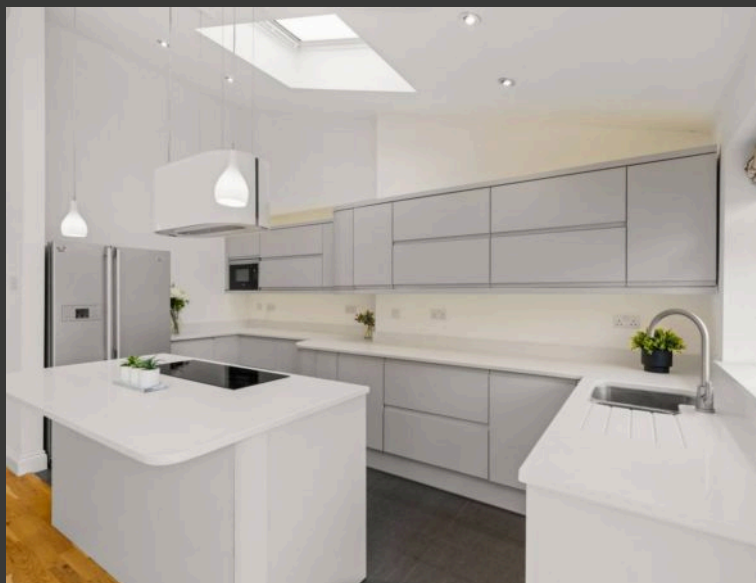
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## Let's set the scene

Tucked along a quiet crescent in leafy Kenilworth, 87 Farmer Ward Road is a stylish and light-filled link-detached bungalow, extended and upgraded to create a flowing, open-plan layout designed for modern living. Behind a smart block-paved driveway and neat frontage, the home reveals a thoughtful blend of calm interiors, clever design and low-maintenance outdoor space — all within easy reach of the town centre and Abbey Fields.

Recent improvements (including a new window in the principal bedroom to capture even more natural light) reflect the care and investment that's gone into this home. The west-facing garden, garden studio, and generous living spaces make it a truly rare find — ideal for anyone seeking single-level living without compromise.



Step into a wide and welcoming entrance hallway, softly lit through frosted full-height side panels. Oak flooring underfoot adds warmth, while soft neutral tones create a feeling of calm and continuity throughout the home.

To the rear, the open-plan **kitchen and living room** stretches across the width of the home — a bright and uplifting space thanks to its half-vaulted ceiling, triple Velux skylights, and bi-folding doors to the garden. The kitchen is fitted with sleek handleless cabinetry and a central island for easy everyday dining, while high-spec appliances include a **Neff induction hob** and **Franke mixer tap**.

A separate **dining room** connects seamlessly to the kitchen and features a **glazed ceiling lantern** overhead and another garden access point through Patio doors. Whether you're hosting dinner or enjoying a quiet morning coffee, the flow here is effortless and inviting. Off the kitchen sits a well-equipped **utility room**, fitted with a **Hormann electric door**, power, and lighting — perfect for extra storage or workshop space.



- › Principal bedroom with fitted wardrobes and en suite
- › Two further double bedrooms, both with built-in storage
- › Modern family bathroom with Aqualisa shower and full tiling
- › West-facing garden with large patio and lawn
- › Detached brick garden room with power, glazing and CAT 6 cabling
- › Quiet location close to green spaces, schools and the town centre





## Al Fresco

To the rear, the garden has been designed for minimal maintenance and maximum enjoyment. Facing **west**, it soaks up the afternoon and evening sun — ideal for relaxed dining or winding down with a drink as the day fades. Mature borders and a private outlook complete this peaceful outdoor retreat, with a secure side gate offering convenient access to the front.

The garden is laid mainly to lawn, framed by a paved patio that runs across the rear of the house, linking to both the kitchen and dining room. A **detached brick-built garden studio** offers a fantastic additional space — fully powered, double-glazed, and fitted with **CAT 6 cabling**, it's currently used as a **home office and gym**.

## Location, Location, Location...

Farmer Ward Road is a peaceful and friendly pocket of Kenilworth — ideally situated for those who value both tranquillity and connectivity. The nearby **Abbey Fields** is one of the town's most loved green spaces, offering lakeside walks, children's play areas and tennis courts, while **Kenilworth Common**, **The Greenway**, and the historic grounds of **Kenilworth Castle** all provide stunning natural escapes within walking distance.

The town itself is filled with independent cafés, boutiques and restaurants — including the Michelin-starred **The Cross** and cosy neighbourhood favourites like **The Almanack** and **The Station house at Poms**. For those with little ones, there is a wide range of respected schools, the **Kenilworth Library**, and seasonal town events offer year-round community activities.

## Getting Around

- **Kenilworth Train Station** – approx. 0.4 miles – for direct trains to Coventry and Leamington Spa
- **Coventry Station** – approx. 6.5 miles – with fast connections to London Euston (from 59 mins)
- **A46 bypass** – less than 1 mile – linking easily to the M40, M6 and wider Midlands network
- **Birmingham Airport** – approx. 11 miles – around 25 minutes by car
- Frequent local bus routes connect to Warwick, the University of Warwick, and neighbouring towns



**Total Floor Area Approx. 106 sq. metres (1,140 sq. feet)**

The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale