



Bracken Ford, CV8 1NU

Sale Price of Offers in Excess of £1,000,000



**Love
Property Co.**

Bracken Ford, Fernhill Lane, Fen End, Kenilworth, CV8 1NU

Tenure - Freehold

EPC Rating - C

Council Tax Band – G

Love Property Co are pleased to offer this beautiful, gated and extended 2138.9 sq. Feet (198.7 sq. metre) four-bedroom three-bathroom countryside cottage set within .43 of an acre with NO CHAIN and only a short distance away from all amenities and local transport.

Nestled within the serene landscape of Fen End, this exquisite luxury property on Fernhill Lane presents a rare opportunity to embrace refined countryside living.

Upon arrival, through the electric gates there is a large block paved driveway which welcomes ample parking for 7/8 vehicles, along with double garage with electric up and over doors, upstairs storage currently being used as a gym and having a separate car port alongside.

On entering this lovely rendered white cottage, the porch with bench seating leads to a spacious welcoming entrance hallway, oak staircase and understairs storage cupboard and under floor heating.

Ground floor boasts sophistication and includes a downstairs snug room with picturesque views of the beautiful countryside garden, with French doors and a freestanding contemporary Acr Neo woodstove with underfloor heating.

The main great sized lounge/living room is complete with a feature fireplace and Vermont Encore top-loading cast-iron cozy wood burner, two bay windows plus a further window to the front overlooking the drive and a projector with under floor heating.

At the heart of the home lies the kitchen/diner, beautifully constructed farmhouse style solid Oak handmade kitchen is perfectly made for the countryside and having an oil fired Aga, electric oven, electric ceramic hob, plumbing for a dishwasher, wine fridge and a large area for the dining table with French doors leading to the patio and under floor heating.

Off the kitchen lies the utility with a sink and plumbing for washing machine, space for a tumble dryer, window overlooking the side of garden and a downstairs wc with stable door leading to the garden and under floor heating.

Ascending to the first-floor landing, with its solid oak staircase and flooring comprising of 4 double bedrooms, each meticulously remodelled and elegantly finished with the master double bedroom, side window and French doors with Juliet balcony giving fantastic views of the garden and countryside, en-suite with side window high ceilings and built in wardrobes.

Bedroom two with en-suite, family bathroom with separate bath and shower completing the first floor.

Outside, the expansive private and not overlooked rear garden having lovely Bramley Apple, Walnut, and Hazelnut trees, beautifully kept lawns, hedges and borders. Magnificent entertaining area at the bottom of the garden complete with an outdoor cabin/games room with pool table, bar, sauna and Acr Astwood wood burner



PROPERTY MEASUREMENTS:

PORCH

4' 4" X 7' 7" (1.32m x 2.31m)

HALLWAY

13' 1" X 7' 7" (3.98m x 2.31m)

LOUNGE

25'9" X 13' 11" (7.85m x 4.24m)

KITCHEN/DINER

27'4" X 15' 8" (8.32m x 4.78m)

UTILTY

10' 4" X 6' 2" (3.15m x 1.88m)

WC

3'1" X 6' 2" (0.95m x 1.88m)

SNUG ROOM

10'0" X 14' 8" (3.06m x 4.48m)

PRINCIPAL BEDROOM ONE

13' 2" X 18' 8" (4.01m x 5.68m)

EN-SUITE

7' 10" X 5' 1" (2.38m x 1.55m)

BEDROOM TWO

9' 10" X 9' 0" (3.01m x 2.76m)

EN-SUITE

5' 5" X 5' 6" (1.65m x 1.68m)

BEDROOM THREE

12' 9" X 15' 2" (3.90m x 4.62m)

BEDROOM FOUR

12' 8" X 15' 2" (3.86m x 4.62m)

FAMILY BATHROOM

9' 10" X 9' 0" (2.99m x 2.76m)

CABIN/GAMES ROOM

15' 3" X 18' 7" (4.64m x 5.68m)

OUTDOOR KITCHEN

15' 3" X 13' 8" (4.64m x 4.17m)

DOUBLE GARAGE

20' 6" X 19' 10" (6.24m x 6.04m)

GARAGE STORAGE (ABOVE GARAGE)

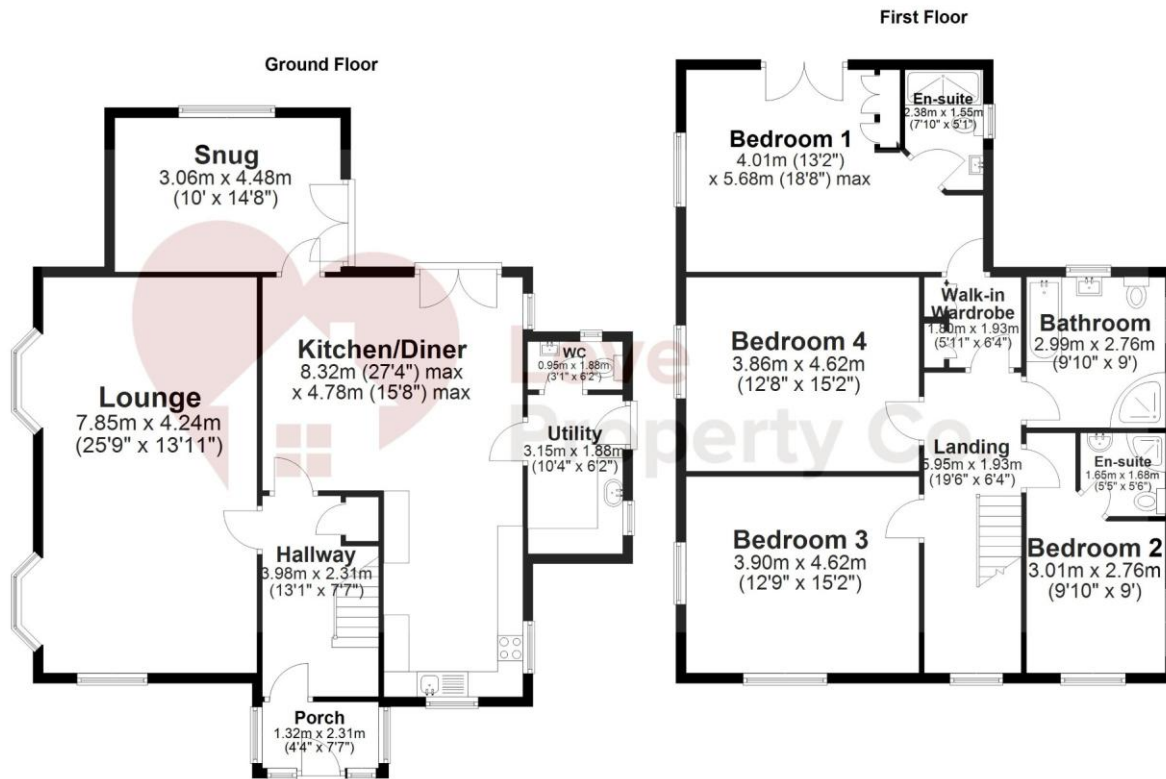
12' 2" X 19' 10" (3.70m x 6.04m)

CARPORT

17' 7" X 19' 10" (5.37m x 6.04m)

Total area: approx. 2138.9 sq. feet (198.7 Sq. metres)





Total area: approx. 198.7 sq. metres (2138.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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