



## Beehive Hill, Kenilworth

Offers In The Region Of £1,150,000

- Imposing 1940s Detached House On 1/2 Acre Plot
- Three Reception Rooms
- Breakfast Kitchen, Side Utility & Garden Room
- Magnificent South Facing Rear Garden
- No Onward Chain
- Open Porch, Hall & Cloakroom W.C
- Energy Rating D - 58
- Five Bedrooms, Ensuite, Bathroom & Sperate Shower Room
- Large Garage & Plenty of Parking
- Warwick District Council Tax Band G

# Beehive Hill, Kenilworth, CV8 1BY

This impressive and rarely available detached house, built in the 1940s, is situated on an enviable plot approaching half an acre. It features a large south-facing rear garden and is located on the popular castle side of town, offering views across the fields at the front. Having been owner-occupied for over 40 years, the property boasts a larger-than-average plot, and early viewing is essential.

The accommodation includes an open porch, reception hall, cloakroom, extended living room, separate dining room, and study. The property also has a breakfast kitchen and a spacious side utility room. On the first floor, there are five bedrooms, two of which have en-suite bathrooms, along with a family bathroom.

Outside, you will find a magnificent rear garden, a large front garden with a turning circle, and a four-car garage with access from front to back.



Council Tax Band: G



### Approach

Over a tarmac drive, paved with a central turning circle, is a feature open timber storm porch with a quarry-tiled step and a hardwood oak front door with matching glazed insets on either side.

### Reception Hall

Featuring original oak paneling, a useful under-stairs storage cupboard, a radiator, a ceiling light, and a wall light, with stairs leading to the first floor. There is also a door to the

### Cloakroom

Features a low-level W.C., a vanity wash hand basin with a cupboard below, and a central mixer tap. The walls are ceramic tiled, and there is a glazed window into the utility area, along with a radiator and ceiling light.

### Extended Living Room

Featuring sliding patio doors and two double-glazed windows that overlook the stunning rear garden, the space includes coving, a ceiling and wall lighting, two radiators, and an open-grate fireplace with a matching brick surround and slate hearth, as well as a TV point.

### Dining Room

This room features a walk-in bay window at the front, which is double-glazed. There is a radiator, a ceiling and wall lighting, and decorative coving.

### Study

The front features a box window and a radiator, wall lighting and a ceiling light too, while the walls are adorned with oak panelling.

### Breakfast Kitchen

This kitchen is fully equipped with a variety of matching dark oak wood grain effect base and wall units, complemented by rounded edge work surfaces. It features a single drainer stainless steel sink with a chrome mixer tap and an additional tap with space and plumbing for a water softener. The integrated Indesit fan-assisted double oven includes a grill, and there is a four-ring Hotpoint halogen hob with an illuminated extractor hood above.

There is space and plumbing for a dishwasher, as well as room for an under-counter fridge freezer. The floor-mounted Worcester Bosch boiler provides hot water and central heating. Ceramic tiled splashbacks, vinyl flooring, and LED downlighters enhance the space, while a double-glazed window and patio doors allow natural light to flow in. Additionally, there is space for a large breakfast table, and a door leading to the

### Utility Room

The utility features ample space, equipped with a variety of matching base and wall units. It includes a single drainer stainless steel sink with a chrome mixer tap, along with designated space and plumbing for both a washing machine and a separate dryer. The pitched polycarbonate roof lets in natural light, and there is a door along with frosted and leaded double-glazed windows at the front.

### Garden Room

With a door leading from the utility room. This room features a pitched timber frame and glazed roof, this space is surrounded by wooden-framed glazed windows that offer lovely views over the garden. The floor is adorned with ceramic tiles, and there is a ceiling light along with a useful storage cupboard.

### First Floor Landing

The front of the property features an original leaded and glazed window, complemented by a secondary glazed panel. Inside, you'll find a radiator, a picture rail, and a ceiling light. There is a first airing cupboard that contains a lagged copper cylinder and slatted shelving, as well as an additional linen cupboard. Access is provided to a large, insulated loft space that is fully boarded and includes two Velux windows, offering potential for further development, subject to planning permissions.

### Master Bedroom

With a walk-in leaded double-glazed bay window at the front, offering views across open fields, the room features two radiators, a range of built-in wardrobes complete with hanging space and shelving. An arch leads to the

### Dressing Room

With a UPVC double-glazed bay window, a radiator, ceiling downlighters, and a built-in double wardrobe featuring hanging space and shelves with sliding mirrored doors, there is a door to a

### Walk in Wardrobe

With twin hanging rail and range of shelves.

### Ensuite

The bathroom features a three-piece suite, including a low-level WC and a vanity wash hand basin with matching cupboards beneath, complemented by an illuminated mirror. There is a corner shower enclosure equipped with a mains-fed shower and a curved shower screen. The walls are elegantly finished with ceramic tiling, and the room includes a heated chrome towel rail, an opaque double-glazed window on the side, downlighters, and an extractor fan.

### Double Bedroom Two

Featuring a walk-in double-glazed bay window to the rear, the room includes a ceiling light, a picture rail, a built-in vanity sink unit with cupboards below, and matching line oak double wardrobes with a central dressing unit and cupboard above.

### Double Bedroom Three

With a double-glazed bay window at the front, a radiator, and a vanity sink unit with a cupboard below, there is also a window to the side.

### Family Bathroom

The bathroom features a four-piece white suite, including a low-level W.C. and a vanity unit equipped with a range of useful cupboards and drawers, along with an illuminated mirror. There is a panelled bath and a corner shower enclosure with a mains-fed shower, complemented by ceramic-tiled walls. Additional amenities include a heated towel radiator and ceiling downlights.

### Inner landing

The room features a radiator, a ceiling light, a picture rail, and a door leading to

### Inner Lobby

It has a second airing cupboard housing the lagged copper cylinder and immersion control clock with additional hot water coming from the solar system on the roof, and with a door leading to

### Bedroom Four

Featuring a secondary glazed window overlooking the rear

garden, a radiator, and a vanity sink unit with a cupboard below, along with a ceiling light.

### **Guest Bedroom**

The room features a walk-in bay window with double glazing at the rear, a ceiling light, and a radiator.

### **Guest Shower Room**

The bathroom features a three-piece white suite, including a low-level WC and a vanity wash hand basin with a cupboard underneath. It also has a corner walk-in shower enclosure equipped with a mains-fed shower and ceramic tiles on the walls. Additional features include a heated chrome towel rail, an opaque double-glazed window on the side, an extractor fan, and ceiling downlighters.

### **Garage Workshop**

Large front-to-back garage workshop with space for four cars if required. There is a window at the rear, and power and lighting are connected, with timber doors at the front.

### **Rear Garden**

This magnificent formal rear garden boasts a superb south-facing aspect and is set in a half-acre plot. It features two formal lawns, a full-width patio, a shed, an Anderson shelter, and a brick garden store located at the top of the garden. Additionally, there is an irrigation system and power down to the very bottom of the garden. There is also a vegetable patch.

### **Front**

At the front of the property is a tarmacked driveway with a turning circle and a central island, featuring well-kept hedging for privacy and parking space for several vehicles.

### **Tenure**

The property is freehold.

### **Services**

All mains services are connected.

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

8 Mbps

Superfast

54 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

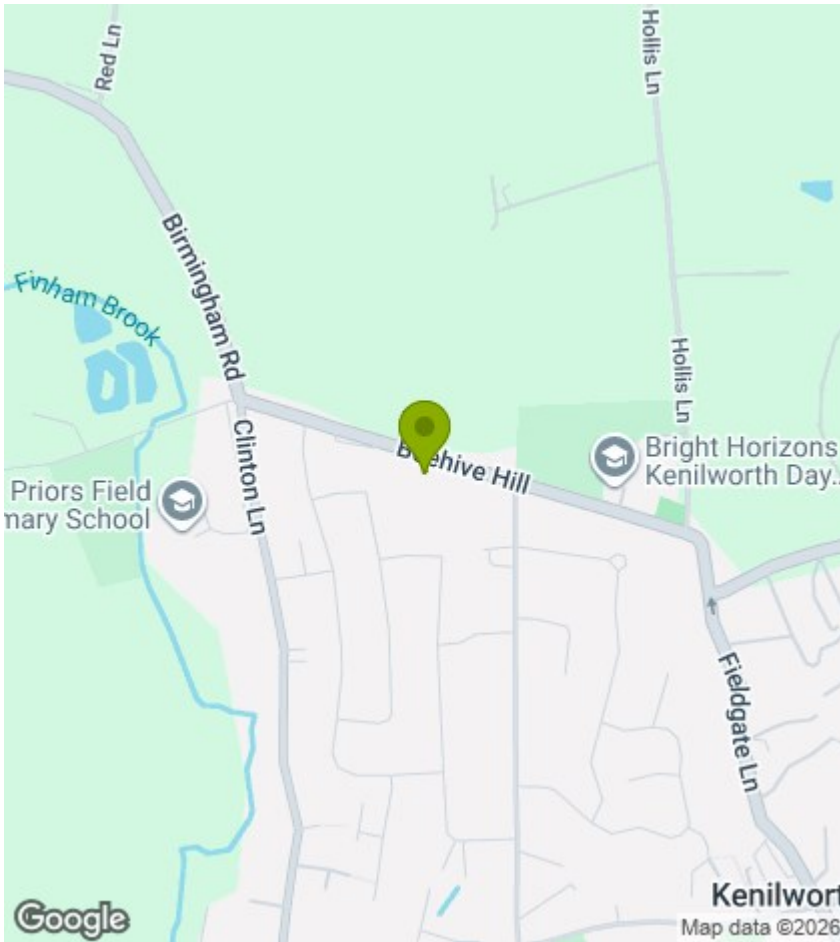
Virgin

### **Fixtures And Fittings**

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.







## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 194.2 sq. metres (2090.6 sq. feet)



**First Floor**  
Approx. 109.3 sq. metres (1176.3 sq. feet)

