



JULIE PHILPOT
RESIDENTIAL



18 Glasshouse Lane | Kenilworth | CV8 2AJ

£1,100,000

A fabulous pre war detached character property benefitting from a large and mature rear garden set in a highly sought after location. The present sellers have recently extended and re-modelled this lovely home in order to now provide a spacious family home with flexible living to include a large open plan kitchen/diner family room with log burner, a study as well as a further sitting room. There are four first floor bedrooms, the master with en-suite, the bathrooms have also all been updated. Outside will be found the delightful, mature and sunny rear garden which must be viewed.

- Extended Character 1930's Property
- Open Plan Kitchen/Diner/Family Room
- Further Sitting Room and Study
- Large, Mature Gardens



Property Description

DOOR TO

ENTRANCE HALL

Having engineered oak flooring, radiator and understairs storage cupboard.

CLOAKROOM

With w.c., vanity wash basin, heated towel rail and panelling to half wall height.

SITTING ROOM

12' 2" x 11' 5" (3.71m x 3.48m)

Located to the front of the property with engineered oak floor, radiator and large bay window.

OPEN PLAN LOUNGE/DINER/KITCHEN

26' 5" x 23' 4" (8.05m x 7.11m) Max

This is a superb open plan living area to the rear of the house providing plenty of space for everyone. It is very much the way of modern living and is also very much the 'heart' of the home.

Kitchen Area: 15'9" x 13'6"

The well planned kitchen has an extensive range of grey cupboard and drawer units including deep pan drawers, wall units and tall pantry style storage cupboards. One and a half bowl stainless steel undermount sink unit, integrated dishwasher, housing for side by side fridge/freezer and Rangemaster range cooker with extractor hood over. Quartz worktops and large central island unit with storage cupboards and wine fridges under along with space for breakfast bar eating. Modern tall wall mounted radiator.

Lounge/Dining Area: 19'2 x 16'0"

An ideal open area perfect for relaxation, dining and entertaining with engineered oak flooring, skylight windows, bi-fold doors to the garden and patio as well as a feature fireplace with log burner in the lounge area to create a nice focal point.

UTILITY ROOM

10' 4" x 5' 3" (3.15m x 1.6m)

Having wall mounted Worcester gas boiler, a range of cupboards to match the kitchen units, single drainer sink and space for washing machine. Radiator and side entrance door.

STUDY

10' 9" x 8' 8" (3.28m x 2.64m)

Also located to the rear of the property just off the open plan living area is the study/home office with engineered oak flooring, glazed lantern roof and a door into the garage.

FIRST FLOOR LANDING

MASTER BEDROOM

15' 9" x 13' 5" (4.8m x 4.09m)

Located to the rear of the property this master bedroom is part of the extension completed by the present sellers. The room has pleasant garden views, radiator and door to:

EN-SUITE SHOWER ROOM

With a large shower enclosure having glazed shower screen, vanity basin, w.c and heated towel rail. Complementary full tiling.

BEDROOM TWO

12' 2" x 12' 1" (3.71m x 3.68m)

This double is located to the front of the property and has a walk in bay window and radiator.

BEDROOM THREE

12' 2" x 11' 2" (3.71m x 3.4m)

A third double bedroom with rear garden views and radiator.

BEDROOM FOUR

10' 0" x 8' 1" (3.05m x 2.46m)

A generous sized fourth bedroom to the front of the property with radiator.

FAMILY BATHROOM

8' 0" x 6' 8" (2.44m x 2.03m)

A fully tiled family bathroom with a separate shower, panelled bath, w.c., vanity wash basin and heated towel rail

OUTSIDE

SINGLE GARAGE & PARKING

The property has a single garage with an up and over door, light and power. To the rear of the garage is a door leading into the study. To the outside of the house is a very large driveway which provides ample parking for many vehicles.

GARDENS

The property is approached via a large driveway with stone chippings to provide the parking. There are mature low hedges forming the side boundaries and attractive brick walling to the front boundary. Access to the side leads to the super rear garden which is a further feature and benefit to this home not only generous in size but also enjoys a sunny aspect, mature planting and private patio area being perfect for outdoor 'al fresco' dining. There is a large area of lawn and mature hedging forming the boundaries.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

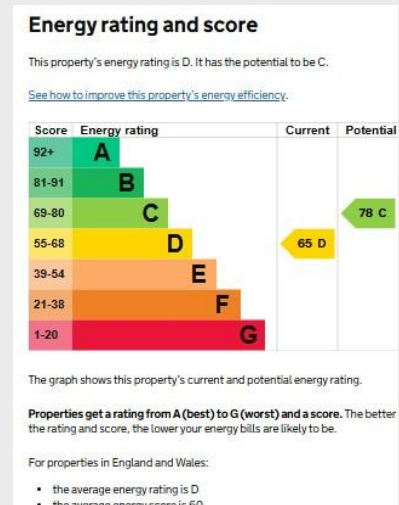
Strictly by appointment

Contact Details

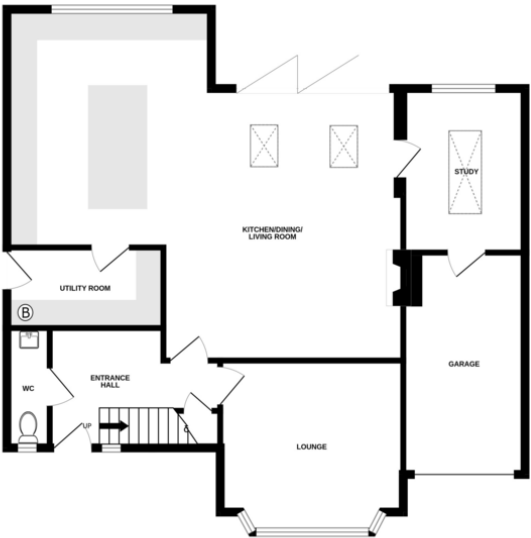
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GROUND FLOOR



1ST FLOOR



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