



## 26 Priory Road

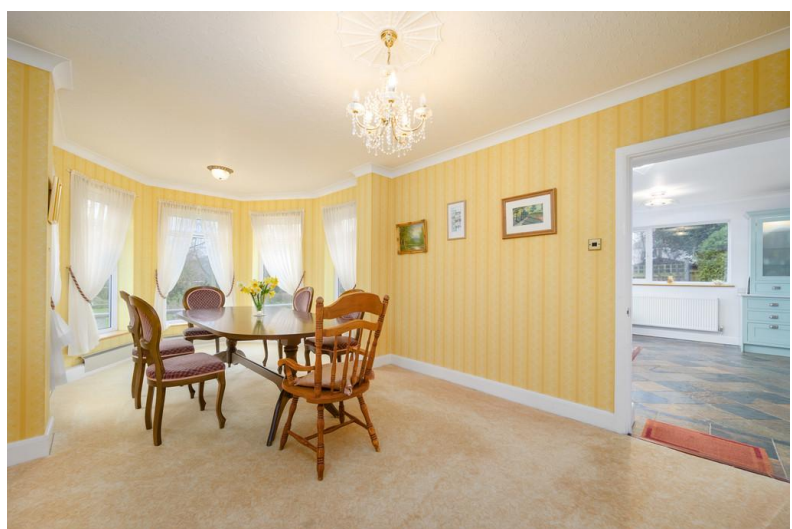
Kenilworth, CV8 1LL

£1,250,000

- Individual Detached House Built In 1939
- 2/3 Acre Town Centre Plot
- Private Driveway & Double Garage
- Three Reception Rooms







## THE PROPERTY

A magnificent individual detached house set down a private drive with an impressive turning circle and located in the heart of Kenilworth town centre. Built in 1939, this individual detached house set in south facing mature landscaped gardens of approaching two thirds of an acre is a must view property. The accommodation comprises: spacious reception hall with cloakroom, drawing/living room, separate dining room and additional large family room. There is an impressive refitted, extended, quality family breakfast living kitchen with island unit and quartz work surfaces, a fitted feature gas Aga and a large utility/boot room. The first floor offers a good size landing, five bedrooms, four of which are doubles, master bedroom with south facing balcony and en suite shower room, guest bedroom two with separate shower, family bathroom and in addition a further three piece shower room. Outside offers magnificent south facing gardens which are beautifully mature and private as well as a double garage with store room above, all approached over an impressive private driveway.

## APPROACH

With wrought iron electric twin gates, along a private block paved driveway to a symmetrical turning area/circle.

## RECEPTION HALL

With attractive solid oak door with coving, ceiling light, radiator, wood laminate flooring, useful understairs storage cupboard with electric and gas meters and housing the electric isolation unit, alarm control box, door to the

## CLOAKROOM

Spacious cloakroom with vanity wash hand basin with cupboard below, low level w.c, ceiling light, extractor fan, wood laminate flooring, useful storage/cloaks cupboard with hanging rail and bi folding glazed door, two ceiling lights, wall lights, door to the

## DRAWING/LIVING ROOM

15' 11" x 13' 6" (4.87m x 4.13m) With walk in leaded and double glazed bay window to front with full height window, coving, ceiling light with centre rose, t.v point, feature living flame effect coal gas fire with Horton stone inset hearth and mantel, feature arched double original doors into the

## DINING ROOM

10' 8" x 20' 1" (3.26m x 6.14m) With coving, two ceiling lights, five feature full height double glazed windows overlooking the magnificent gardens, space for large entertaining table, skirting heating and radiator heating and door to the

## EXTENDED FAMILY KITCHEN

16' 0" x 29' 1" (4.90m x 8.87m) Breakfast area with five leaf aluminium bi folding doors overlooking the magnificent south facing rear garden, two ceiling lights, two radiators, double glazed window to side, opening to the

## KITCHEN

Beautiful family kitchen offering an extensive range of matching quality light blue base and wall units with carousel corner cupboards, fitted drawers and cupboards with matching quartz work tops and up stands, large island unit with marble quartz work tops with AEG under counter oven with grill, Belfast sink with instant hot water Quooker hot water tap, integrated large larder fridge, Bosch built in microwave, Miele five ring glass black gas hob with feature glazed and stainless steel extractor hood above, fitted gas Aga with feature tiled inglenook, double glazed window to rear, ceiling skypod lantern offering additional light into the kitchen, quality flagstone flooring throughout leading to the rear prep area with matching full height pantry cupboards offering excellent additional storage, double glazed window and door to side, and door to the

## UTILITY/BOOT ROOM

12' 0" x 8' 4" (3.67m x 2.56m) With a continuation of the quality fitted base and wall units with marble effect rounded edge work surfaces, Belfast sink with mixer tap, space for large upright fridge freezer, space and plumbing for washing machine and dryer, range of LED down lighters, double glazed window to side, vinyl flooring.

## FAMILY ROOM

15' 11" x 13' 5" (4.87m x 4.11m) With feature living flame effect coal gas fire with stone surround mantel and hearth, ceiling light, coving, radiator, wood laminate flooring, leaded double glazed bay window to front with matching full height double window.

## FIRST FLOOR LANDING

With matching oak banister with white wood spindles, coving, door to

## MASTER BEDROOM

27' 1" x 18' 7" (8.26m x 5.67m) Impressive large master suite with full height walk in double glazed bay window overlooking the south elevation, range of matching dark wood built wardrobes with hanging and shelving, two radiators, double glazed window to side, door to

## EN SUITE

With a three piece white suite with low level w.c, vanity wash hand basin with white high gloss cupboard below and central mixer tap, corner shower cubicle with mains fed shower and start/stop button.

## MASTER BEDROOM BALCONY

A lovely feature of the property with double glazed door offering access from the master suite to a hexagonal paved useable balcony with attractive black wrought iron railings overlooking the magnificent gardens to the south elevation.

## DOUBLE BEDROOM TWO

15' 11" x 13' 6" (4.87m x 4.13m) With leaded double glazed bay window to front, coving, two ceiling lights, range of built in wardrobes and matching over bed storage with matching bedside tables, vanity basin with black splash back and mirrored cupboard above, door to the











### **SHOWER ROOM**

With a walk in shower cubicle with Triton T80i electric shower, bifolding shower screen and tiling to all walls, ceiling spot light.

### **DOUBLE BEDROOM THREE**

15' 11" x 13' 5" (4.87m x 4.11m) With large walk in double glazed and leaded bay window with views down the driveway entrance, built in vanity sink with cupboard below, leaded double glazed window to side, ceiling light, built in matching wardrobes with hanging and shelving.

### **DOUBLE BEDROOM FOUR**

11' 11" x 11' 11" (3.65m x 3.65m) With leaded double glazed window to rear, coving, ceiling light, radiator, feature alcove and shelving to one wall.

### **BEDROOM FIVE**

10' 10" x 7' 11" (3.32m x 2.42m) With leaded and double glazed window to front, range of fitted shelving, built in over bulk head cupboard/wardrobe with hanging and shelf.

### **FAMILY BATHROOM**

With a three piece white suite with low level w.c, pedestal wash hand basin, panelled bath with central mixer, ceramic tiling to half height to all walls, opaque leaded double glazed window to rear, coving, ceiling light, exposed varnished wood flooring, radiator.

### **SHOWER ROOM**

With a three piece white suite with low level w.c, pedestal wash hand basin, walk in shower cubicle with bi folding

doors and mains fed shower, built in airing cupboard with lagged copper cylinder and slatted shelf, opaque leaded double glazed window to side, exposed varnished flooring.

### **DETACHED DOUBLE GARAGE**

Of brick construction with an attractive pitched tiled roof with twin electric up and over doors to front with power and light connected and steps/ladders up to storage deck/room with leaded double glazed window, power and light connected, this would make an ideal home office space.

### **THE GARDENS**

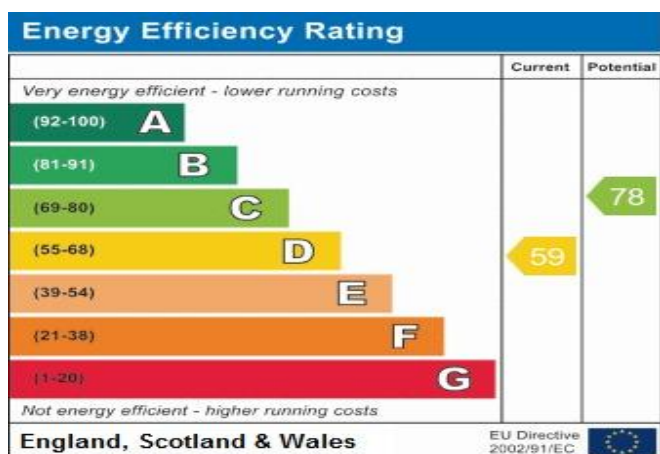
Set in approximately two thirds of an acre, the gardens are truly a lovely feature of the property, beautifully landscaped and mature offering inset established borders with a superb variety of perennial shrubs and plants with mature well looked after trees with timber summer house, storage shed, greenhouse and brick and timber pergola walkway with large raised south facing split level patio with attractive pillared wall and large south facing terraces, with matching side pathway taking you around the property with outside tap and power.

### **DRIVEWAY APPROACH**

Off Priory Road a symmetrical long block paved driveway leads to a central parking area with generous turning circle.

### **FIXTURES AND FITTINGS**

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



#### COUNCIL TAX BAND

Tax band G

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements