



Kites Nest Lane

Beausale, CV35 7PB

£799,950

- 1970s Detached Rural Bungalow
- Separate One Bedroom Holiday Let/Dependent Relative One Bedroom Annexe
- Four Bedrooms & Two Bathrooms
- Energy Rating D





THE PROPERTY

An individual 1970s three/ four bedroom detached bungalow located in a sought after semi rural location between Warwick and Kenilworth set in approximately 1/3 acre next to the village of Beausale. This spacious property with idyllic rural views has the benefit of a recently built self contained one bedroom annexe with potential holiday let/rental income of 12,000 p.a or for a dependent relative to support generational living. The flexible accommodation comprises: reception hall, open plan large dining kitchen, separate living room with wood burning stove, conservatory/lean-to, study/office, three double bedrooms, one with an en suite shower room and main family bathroom. Outside there is a double underground garage and an attractive rear garden with lovely views. The property has oil fired central heating, double glazing and early viewing is advised to appreciate this fascinating property.

APPROACH

Over a gravelled driveway with wide railway sleeper steps with gravel insets, to an open veranda with slate tiled floor, wood panelling to ceiling with LED down lighters, outside power socket and full height double glazed door into the

LOBBY ENTRANCE

With ceiling down lighters, two wall mounted grey high gloss units, electric isolation unit, LED down lighters, oak strip flooring, cupboard housing the floor mounted Worcester Green star boiler servicing the hot water and central heating (serviced March 2021), oak door to the

LOUNGE

15' 7" x 12' 2" (4.77m x 3.72m) With feature Jotul wood burning stove with matching stainless steel and black exposed flue with tiled hearth and feature grey brick chimney breast with matching exposed grey painted brick either side, double glazed window to side, feature vertical radiator, sliding double glazed patio doors into the

CONSERVATORY

9' 0" x 11' 1" (2.75m x 3.38m) With surrounding grey aluminium full height glazed windows with a pitched safety glass roof, french doors onto the garden.

OPEN PLAN DINING ROOM

22' 6" x 13' 4" (6.88m x 4.08m) Off the living room opening to the dining room with wood strip flooring, ceiling light with centre fan, ceiling down lighters, part vaulted ceiling with four velux roof lights and four feature grey full height double glazed windows to front with matching blinds, opening to the

KITCHEN

11' 2" x 12' 9" (3.42m x 3.91m) Fitted with a range of black, brown and stainless steel base and wall units with chrome handles and solid black granite work surfaces, under mounted double bowl stainless steel sink with retractable mixer tap, Belling electric range cooker with stainless steel illuminated extractor hood, space for slot in american style fridge freezer, space and plumbing for washing and dishwasher, double glazed window and door to rear, glazed door into the hall.

MAIN HALL

With double glazed door to front with full height double glazed window, ceramic tiling to floor, radiator, door to useful storage cupboard with hanging and shelf, ceiling down lighters, smoke alarm, access to insulated roof space, wall light.

DOUBLE BEDROOM ONE

12' 0" x 14' 5" (3.68m x 4.40m) With ceiling light, built in wardrobes to one wall with hanging and shelving with sliding mirrored doors, vertical radiator, feature double glazed french doors onto the decking and door to the

EN SUITE

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and mirror above, heated towel rail, large walk in shower cubicle with mains fed shower with twin shower heads and matching chrome attachments, ceramic tiling to walls, wood laminate flooring, double glazed window to rear.

DOUBLE BEDROOM TWO

11' 11" x 14' 5" (3.65m x 4.40m) With double glazed window to front, ceiling light, radiator, two large floating shelves.

DOUBLE BEDROOM THREE

8' 3" x 14' 5" (2.52m x 4.40m) With double glazed window to side, ceiling light, radiator.

BATHROOM

With a three piece white suite with low encased w.c, vanity wash hand basin, panelled bath with mains fed shower over, ceiling down lighters, extractor fan, double glazed window to rear, heated chrome towel rail, porcelain tiles to floor and walls.

STUDY/OFFICE

8' 8" x 12' 5" (2.66m x 3.80m) With two double glazed window to front, wood laminate flooring, ceiling down lighters, connecting door to the annexe.

ANNEXE

Off the veranda is a double glazed full height door into the

RECEPTION HALL

With LED down lighters, smoke alarm, electric sensor control heater, oak strip flooring, wall mounted electric unit, connecting to the main property, glazed door to the

KITCHEN/DINER

16' 7" x 18' 3" (5.07m x 5.57m) Comprehensively fitted with a range of matching cream high gloss fronted base and wall units with solid wood block work surfaces, and cream glass splash back, single drainer stainless steel sink with chrome mixer tap, integrated under counter fridge and separate freezer and washing machine, Belling under counter electric fan assisted oven with four ring Belling hob, integrated Indesit microwave, vaulted ceiling with LED down lighters, smoke alarm, opening to the







DINING AREA

With space for dining/breakfast table, corner double glazed window overlooking fields, LED down lighters opening to the

LIVING ROOM

With electric wall mounted sensor heater, double glazed bow window overlooking the fields, oak strip flooring, LED down lighters, smoke alarm.

DOUBLE BEDROOM

7' 7" x 16' 9" (2.33m x 5.12m) With double glazed windows to front and both corners, electric sensor wall mounted heater, LED down lighters, range of power points, access to loft space.

SHOWER ROOM

With a three piece white suite with low level w.c, vanity wash hand basin with cupboard below and central mixer tap, mirrored vanity cabinet, large walk in shower cubicle with Triton electric shower, LED down lighters, light poly tunnel, extractor fan.

REAR COURTYARD GARDEN

Fully enclosed by bamboo dressed fencing with decking and french doors from the kitchen.

DOUBLE GARAGE

24' 7" x 16' 9" (7.50m x 5.12m) Double underground garage set beneath the annexe with electric up and over door to the front with power and light.

REAR GARDEN

With a plot totalling approximately 1/3 acre attractively laid with decked patio, pergola walk ways and a good variety of shrubs and plants with two garden ponds, timber shed and green house, concealed oil tank and outside lighting. The garden has lovely rural views with rolling fields to the rear.

FRONT

To the front of the property is an attractive layered front fore garden with railway sleeper steps well stocked borders and slate chipping driveway with parking for 4/5 cars.

FIXTURES AND FITTINGS

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



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND

Tax band F

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