



27 Fieldgate Lane

Kenilworth, Warwickshire CV8 1BT

Guide Price £1,750,000

- Available For Sale by Public Tender with Closing Bids by 23rd July 2021
- A Stunning 5 Bedroom Detached House with Three Reception Rooms
- Located in Old Town Conservation Area with Gardens of 0.6 Acres
- EPC Rating E. Many Original Features & In/Out Driveway & Garage





THE PROPERTY

A once in a lifetime opportunity to purchase this magnificent five bedroom thatched house set within the Heart of Kenilworth Conservation Area with Kenilworth Castle, The Abbey Fields and the Old High Street all on your doorstep. Built in the 1920s the property occupies a double width plot with gardens extending to approximately 0.6 acres with the house nestling beautifully within them. You approach the house across a tarmacadam in/out driveway that leads to the attached garage. The thatched canopy porch has an oak door with a coach light that opens into the L-shaped hallway. All principal rooms radiate off. The living room has a bay window that looks into the gardens and a stone fireplace. There is a further dining room, living room and a generous kitchen and utility room. On the first floor is a landing, five bedrooms, master with en-suite, family bathroom and cloakroom. Throughout the property are leaded crittle windows, exposed beams and all principal rooms enjoy views into the gardens.

Outside are the beautiful established gardens. A particularly striking feature is that the grounds are level and enclosed within mature hedged boundaries. The original plan, when built, was that the side plot would form an Avenue into what would have been Fieldgate Estate. With the development not taking place the plot was formed into one by the current owners in the early 1970s when they purchased the property and adjacent land at auction. 27 Fieldgate Lane is offered for sale by Informal Tender and to request an appointment to view please contact the office on 01926 857244.

APPROACH

The property is set behind hedging with an in/out tarmacadam driveway that leads to the canopied porch with a dark oak entrance door.

IMPRESSIVE L-SHAPE HALLWAY

With a dark oak entrance door with side light window, radiators with shelves over, dog leg staircase rising to the first floor landing and doors off to:

CLOAKROOM

Having a close coupled wc and pedestal wash hand basin. Tiled flooring, corner cabinet, wood panelling and a large double door cupboard housing pressurised hot water tank, burglar alarm control and cloaks hanging rail, Radiator and a frosted window to the side.

LIVING ROOM

22' 9" x 16' 4" (6.94m x 4.98m) This stunning room has a deep bay window onto the rear garden and further bay window onto the side garden. Radiators with shelving over, four wall light points and a focal point provided by a stone fireplace with matching hearth with Baxi under draught open fire.

DINING ROOM

14' 5" x 13' 11" (4.40m x 4.25m) With wood laminate flooring, bay window to the fore and further window to the side. Radiator with shelf over.

SITTING ROOM

12' 11" x 10' 10" (3.94m x 3.31m) Secondary glazed windows to the front, two double radiators and a shelf over.

KITCHEN/BREAKFAST ROOM

22' 5" x 11' 10" (6.85m x 3.63m) The kitchen is fitted with an extensive range of high gloss melamine wall and base units having work surfaces over the base units that has an inset double drainer/double sink unit set beneath the window to the rear. Tiling to splashbacks, built in double oven and electric ceramic hob with extractor above and plumbing for automatic dish washing machine. Further window to the side and twin larder unit. Large space for table and chairs. Radiator and a door into the side utility room.

LAUNDRY ROOM

9' 8" x 9' 2" (2.97m x 2.80m) With tiled flooring, continuation of the white melamine wall and base units. Countertop and a single drainer stainless steel sink unit. Plumbing for automatic washing machine, skylight and doors to the side courtyard and rear garden.

LANDING

With a window on the turn and an easy tread staircase. Radiator with shelf over and all doors off to

MASTER BEDROOM

13' 11" x 11' 11" (4.25m x 3.65m) With a corner window looking into the front and side garden, radiator with a shelf over, picture rails and a door into the en-suite.

EN SUITE

Fitted with a coloured suite that comprises a panelled bath set beneath the window to the fore, close coupled wc and a pedestal wash hand basin. Tiled to splashbacks, double radiator and eaves storage.

BEDROOM TWO

17' 7" x 11' 10" (5.36m x 3.63m) With a dormer window to the side, radiator with a shelf over and a bank of fitted wardrobes to one wall with a central shelving unit.

BEDROOM THREE

13' 11" x 12' 8" (4.25m x 3.88m) With a corner window looking into the gardens, built in wardrobes, matching chest of drawers, bedside cabinets and a book shelves. Reading lights and a radiator with shelving over.

BEDROOM FOUR

10' 10" x 8' 10" (3.32m x 2.71m) Window onto the side with a radiator beneath, built in double wardrobe and shelving.

BEDROOM FIVE

10' 5" x 8' 5" (3.19m x 2.59m) Window onto the side, radiator with a shelf over, eaves storage and a door to the Jack and Jill shower facility.

BATHROOM

Being fully tiled to wall and floor. The white suite comprises a panelled bath, pedestal wash hand basin and a close coupled wc. Heated towel rail, frosted window to the rear and a linen cupboard.







SEPARATE LAVATORY

White-suite having low level wc, pedestal wash hand basin, window to rear.

GARAGE

16' 2" x 15' 10" (4.94m x 4.84m) With a single up and over door. Power and lighting is provided and a door communicates through to the side courtyard and laundry room.

GARDENS

Nestling within level gardens of approximately 0.6 acres. Being mainly laid to lawn with mature hedged boundaries and manicured shrub borders. The gardens extend to three sides with a large patio that leads directly from the rear of the property.

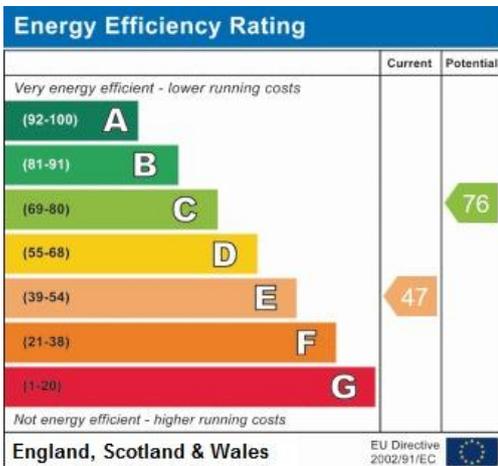
FIXTURES & FITTINGS

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

INFORMAL TENDER

This property is available by Informal Tender. Interested parties are required to submit offers, along with any conditions, in writing by Friday 23rd July at 1.00pm.

Offers are to be in a sealed envelope and addressed to John Ansell, Boothroyd & Co, 19 The Square, Kenilworth. CV8 1EF.



COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Warwick District Council

OFFICE
19 The Square
Kenilworth
Warwickshire
CV8 1EF

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E: sales@boothroyd.co.uk
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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