



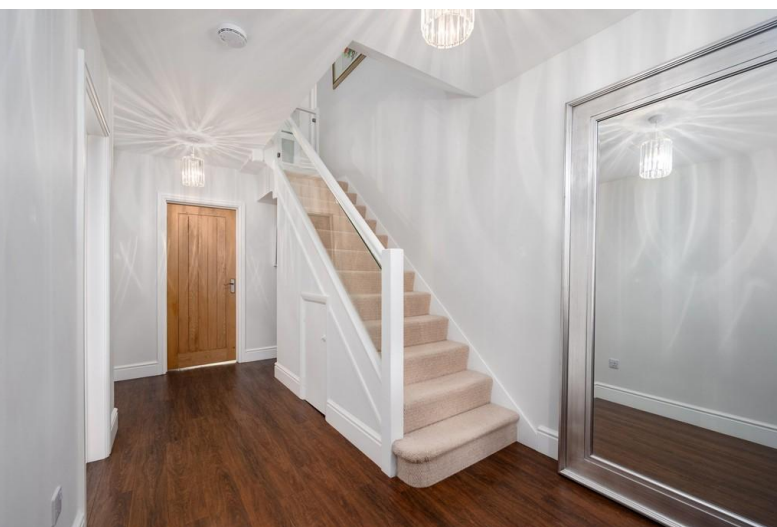
9 Malthouse Lane

Kenilworth, CV8 1AB

- Sought after Old Town location, moments from Abbey Fields & Kenilworth Castle
- Beautiful, Extended & Modernised Bay Fronted Detached House
- Four Double Bedrooms & Three Bathrooms
- Stunning Fully Fitted Dining Kitchen & Three Reception Rooms
- Energy Rating D, Beautiful Landscaped Gardens with Summerhouse

Asking Price Of £1,200,000





THE PROPERTY

Located in the sought after Malthouse Lane within the Old Town area of Kenilworth, moments from Abbey Fields, Kenilworth Castle, restaurants and public houses. A rare opportunity to acquire a sympathetically extended and fully modernised double bay fronted detached house ideal for modern day living.

The property is set back from the road with a deep driveway that leads to the part integral garage. Entry is through fully double glazed oak porch with a hardwood door that is flanked by original stained side light windows. The reception hallway has an easy tread staircase with banister and glass panelling and all doors radiating off. The cloakroom, utility room, kitchen and rear lounge have separately zoned underfloor heating. The sitting room has the original tiled fireplace and a leaded bay window to the fore. The further two reception rooms comprise an office/family room leading you through to the rear lounge with bi folding doors onto the rear terrace and patio. The kitchen/dining room has a range of modern handleless doors in two tones. Incorporated into the kitchen is a dishwasher, full height fridge & freezer, induction hob and two ovens with a bank of full height units. The kitchen is separated from the dining area with a central peninsula with granite countertops. The dining area leads into the lounge and also has bi folding doors onto the rear terrace.

On the first floor are four double bedrooms with en suite shower rooms to both the main and second bedrooms and a family bathroom.

Outside is a beautiful rear garden that has a raised terrace leading directly from the house with glass balcony. Steps lead down onto the composite decking and then to the formal lawn with well stocked borders and hedged boundaries. At the foot of the garden is a sun lounge area with a summerhouse.

A rare opportunity to purchase this thoughtfully extended and refurbished family home.

APPROACH

You approach the house across a tarmac driveway with stone sets to its border. The driveway provides hardstanding for a number of vehicles and leads to the integrated garage. There is a raised lawn with mature shrubs and a retaining wall that wraps around to provide a raised bed. With side pedestrian access and privet and hedged boundaries. There is a coachlight at the entrance.

FULLY GLAZED & ENCLOSED OAK PORCH

The oak framed porch has an entrance door with matching side light windows. Coir matting and a light oak door with original matching stained side light windows that lead into the reception.

RECEPTION HALL

With Amtico effect flooring, stairs rising to the first floor landing with hand rail and glass panelling, two ceiling lights, radiator, understairs storage and doors off to

UTILITY ROOM

5' 8" x 7' 5" (1.73m x 2.27m) Continuation of the Amtico effect flooring, twin base unit with roll topped work surface over with an inset single drainer stainless steel sink unit set beneath a frosted window. Plumbing for automatic washing machine and underfloor heating. Doors off to

CLOAKROOM

Amtico effect flooring, close coupled wc and a vanity wash hand basin with tiled splashbacks, a frosted double glazed window to the side and underfloor heating.

SITTING ROOM

13' 8" x 12' 4" (4.17m x 3.77m) Leaded double glazed bay window to the fore with a radiator beneath. Original tiled fireplace with matching hearth and open grate. Points for a wall mounted tv above the mantel piece.

OFFICE/ FAMILY ROOM

14' 4" x 11' 9" (4.37m x 3.60m) With twin double glazed windows to the side, radiator, wiring for surround sound and a wall mounted television. A double glazed light oak door and matching side lights through into the rear lounge.

LOUNGE

17' 9" x 13' 11" (5.43m x 4.26m) With full width and height, powder coated bi folding doors onto the rear terrace, power and points for a wall mounted television and

surround sound, underfloor heating and a light oak door into the dining kitchen.

KITCHEN/DINING ROOM

28' 2" x 16' 2" (8.60m x 4.94m) The kitchen area has contrasting dark wood effect and cashmere coloured high gloss units.

The base units have a granite countertop with bevelled edging and an undercounter Franke sink unit with mixer tap and a groves drainer. The sink unit forms part of the dividing peninsula to the kitchen and dining area. There is an integrated dishwasher, twin Siemens ovens and full height fridge and freezer set with a ceiling high bank of high gloss units. Set beneath the Siemens five burner induction hob are pan drawers and an extractor canopy over that is flanked by two double glazed windows to the side. Amtico effect flooring with zoned underfloor heating flows through the kitchen and dining areas. Ceiling downlighting.

The dining area has a double glazed light oak door into the lounge and full width and height bi folding doors onto the rear terrace. Spotlights and wiring for surround sound. Beneath the peninsula are a bank of handleless base units.

LANDING

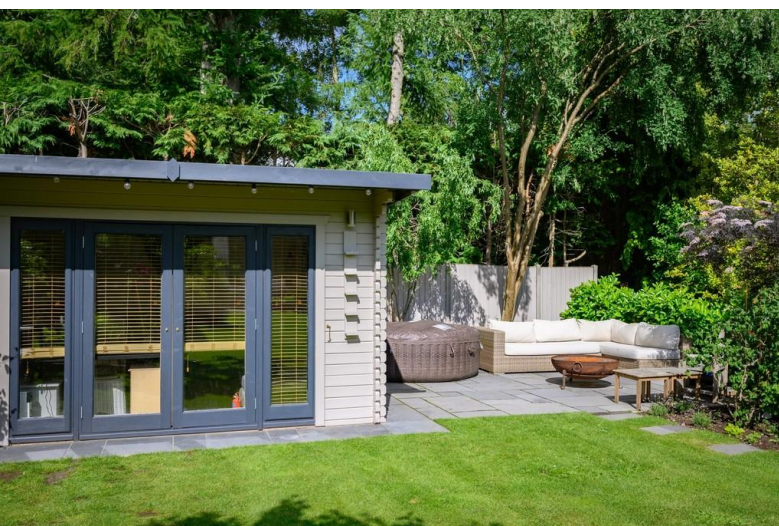
With access to the loft void, radiator, banister with glazed panelling and hardwood doors off to;

MASTER SUITE

15' 8" x 15' 10" (4.80m x 4.83m) With a large picture window looking onto the rear garden with a radiator beneath. Built in wardrobes to one wall with hanging and shelving. Door leads into the en-suite.







ENSUITE SHOWER ROOM

With porcelain tiling to walls and floors and having a close coupled wc, wall hung wash hand basin, mirrored medicine cabinet and an oversized shower cubicle with a rainfall thermostatic shower. Heated towel rail, frosted double glazed window and an extractor fan.

BEDROOM TWO

14' 4" x 11' 9" (4.38m x 3.60m) Picture double glazed window to the rear with a radiator beneath and door into the en-suite.

ENSUITE SHOWER ROOM

With tiling to the full height and floor. Having an oversized shower cubicle with a rainfall thermostatic shower, wash hand basin and a close coupled wc. Mirrored medicine cabinet, heated towel rail, extractor fan and a frosted double glazed window to the side.

BEDROOM THREE

14' 0" x 12' 3" (4.27m x 3.75m) With a leaded seven window double glazed bay window to the fore and a radiator.

BEDROOM FOUR

11' 7" x 15' 9" (3.54m x 4.81m) With twin leaded double glazed windows to the fore and a radiator.

FAMILY BATHROOM

With a panelled bath with rainfall thermostatic shower over, his and hers wash hand basins set upon matching vanity units and a mirrored medicine cabinet over, concealed cistern wc. With porcelain tiled walls and floor, chrome

heated towel rail, extractor fan and a frosted double glazed window to the side.

GARAGE

17' 3" x 7' 5" (5.27m x 2.27m) The garage has an up and over door, power and lighting laid on. There is a Worcester Bosch combination boiler, a pressurised cylinder and fuse board.

REAR GARDEN

The simply stunning circa 100 foot (30 meter) long rear garden is zoned with a stone market terrace directly off the house. Accessed through bi folding doors from the dining and lounge area, the garden has been designed to offer excellent entertaining areas.

From the terrace having glazed panelling and steps leading to a large composite deck patio. The patio flows into the levelled lawn, flanked with hedging to the boundaries and well stocked floral and shrub borders. Stepping stones lead to a further paved sun lounge area at the rear of the garden incorporating a large summerhouse.

Electricity and water are supplied in the garden and summerhouse and there is a large timber shed and potting area.

SUMMERHOUSE

Having Amtico effect flooring and a wall mounted electric heater. There are twin double glazed French doors onto the patio and lawned areas. Power and lighting provided and further double glazed windows.



Total area: approx. 224.7 sq. metres

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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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19 The Square
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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