



ESTATE AGENT
IN KENILWORTH

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RESIDENTIAL



Woodcote Lane | Leek Wootton | CV35 7QD

£725,000

A superb Victorian character property oozing great style and charm whilst providing spacious living all on the ground floor. East Lodge is a very stylish home having been sympathetically improved and extended by the present seller whilst also retaining many original period features which will only be appreciated by viewing. In addition is a generous size mature garden with ample parking for several vehicles.

- Victorian Character Property
- Two/Three Bedrooms
- Popular Village Location
- Lounge & Dining Room



Property Description

East Lodge

East Lodge is the former lodge cottage to Woodcote House, it dates back to the Victorian period and appears to be approaching 180 to 200 years old and is set within the conservation area. The entrance to the Lodge is via a private driveway which the owner of East Lodge has a right of access. The setting is very mature with shrubs and trees providing screening and the plot is generous in size. The property has all mains services connected plus a Bose sound system. The present seller has improved and extended the property in order for the accommodation to now provide generous sized living space, the refitting of the kitchen and the creation of a luxury bathroom with freestanding bath. All this has been completed to an exacting standard whilst also ensuring that the improvements do not detract from the original features and charm.

Double Glazed Atrium Entrance

A delightful entrance to the property with a tiled floor, three wall light points and with the glass ceiling ensuring a lot of natural light flows into this entrance to the home.

Kitchen

3.71m x 3.56m (12'2" x 11'8")

A well planned and spacious kitchen having an extensive range of cupboard and drawer units including matching wall units and tall glass display units. Wood block worktops, Belfast sink unit with mixer tap over, integrated appliances to include under counter fridge and freezer, Bosch dishwasher and Rangemaster range cooker. Built in plate/display rack. In the utility area of the kitchen is the continuation of wood block worktops having space and plumbing under for washing machine and tumble dryer. Door to walk in pantry where the gas boiler is located.

Living Room & Dining Room

8.71m x 3.58m (28'7 x 11'9")

A delightful and elegant living area with is open plan in design but offers two distinctive and separate areas with open fires. In the lounge is a bay window with radiator under, original fireplace and tv aerial connection. In the dining area is another beautiful original fireplace, a bay window with radiator under and built in storage cupboards. From this room is access to the original entrance door and a vestibule lobby.

Inner Hallway

With plenty of built in storage including worktop space, wine racks and wine fridge.

Double Bedroom Two

3.73m x 2.36m (12'3 x 7'9")

With radiator and garden views.

Luxury Bathroom

3.51m x 2.36m (11'6" x 7'9")

With freestanding 'ball and claw' feet bath, corner shower enclosure, pedestal wash basin and w.c., radiator and porcelain tiling.

Office/Study

1.85m x 1.63m (6'1" x 5'4")

Having tiled floor to match kitchen, radiator and fitted shelving.

Master Bedroom

4.42m x 3.18m (14'6" x 10'5")

This is accessed via the glass atrium has a vaulted ceiling, radiator and door to

En-Suite Shower Room

Having a walk in shower with glazed screen door, vanity wash basin with cupboard under, w.c., heated towel rail and extractor fan. From this en-suite there is a 'jack and jill' door to

Dressing Room/Bedroom Three

3.35m x 2.82m (11'0" x 9'3")

This bedroom has been designed to provide a dressing room to the master bedroom. This can easily be returned to a bedroom with access from the atrium if so desired. Radiator.

Outside Garden

The garden is very attractive in a natural and mature setting with a variety of well established shrubs, trees and hedging for provide privacy. There is a large area of lawn, sunny seating areas, hot tub and bbq area all within this in a secluded spot.

Access To The Property

To reach East Lodge you need to drive onto Woodcote Lane and then take the slightly left turn into the lane that leads to the Police Headquarters. Follow this lane for a very short distance where you will find the entrance on the right hand side which then follows round to the garden where there is plenty of parking. East Lodge has a permanent and unimpeded right of way on this drive to the property.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

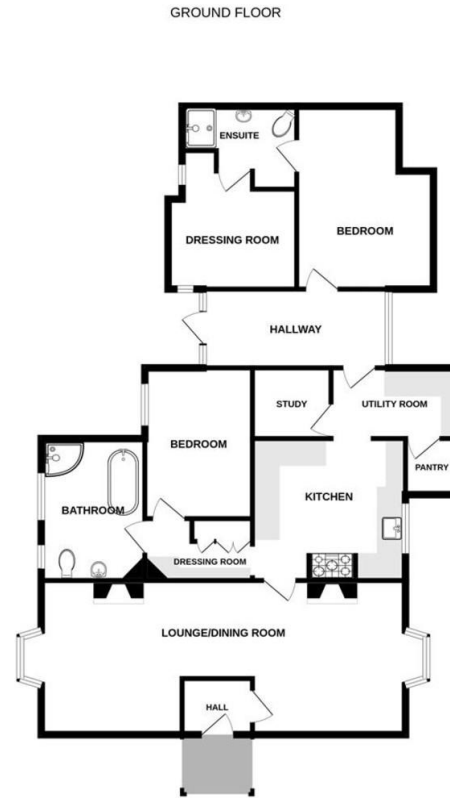
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

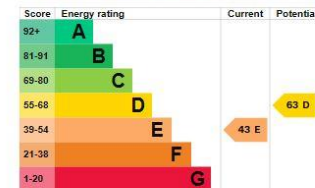


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Energy rating and score

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60