



JULIE PHILPOT
RESIDENTIAL



33a Lower Ladyes Hills | Kenilworth | CV8 2GN

A superb and unique detached property in a secluded and private, elevated position within this extremely sought after residential location adjacent to Kenilworth Common. The sellers have extended and greatly improved the property in order to create a bespoke and spacious family home that provides great flexibility in layout for couples and families alike. There are at present five bedrooms, two with en-suites, and a gym/home office as well as a generous size lounge and kitchen/breakfast room. This property and location can only be fully appreciated by viewing, which is highly recommended.

£835,000

- Unique, Individual Family Home
- Five Bedrooms, Two With En-Suites
- Large Luxury Master Suite With Balcony
- Private Setting Next To Kenilworth Common



PROPERTY DESCRIPTION

The property is a chalet style which provides the flexibility in design and use as you can live in this as a bungalow with two ground floor double bedrooms with easy access to the modern re-fitted ground floor shower room plus access to all the living areas or you can live in the property as a five bedroomed family house. There is a superb and large master bedroom suite on the first floor with a lounge area which can be used as a dressing room with built in wardrobes and access to the balcony and en-suite bathroom. A further benefit is provided by a separate staircase from the entrance hall to another self contained double bedroom with a balcony enjoying glorious elevated views towards Kenilworth and an en-suite shower room.

On the ground floor, as mentioned, are currently three double bedrooms one of which is currently used as a gym/home office with French doors to the patio, there is also a modern, re-fitted ground floor shower room and from the hall access is provided to the delightful 'L' shaped lounge having sunny aspect. Through then into the spacious kitchen/breakfast room again generous in size with the benefit of direct access to the garden patio with a large utility room off. Outside are mature sunny gardens, the garage and further parking. In addition is direct access to Kenilworth common which is just perfect for children's adventures as well as dog walkers. The house benefits from double glazing, gas central heating and plenty of light coming into the property through the large windows.

The property can only be appreciated by viewing.

DOOR TO

ENTRANCE HALL

With original parquet wood flooring, radiator, dado rail and understairs storage cupboard. Smoke detector and Drayton central heating thermostat.

GROUND FLOOR SHOWER ROOM

9' 6" x 6' 7" (2.9m x 2.01m)

A modern shower room with large walk in shower having fixed head monsoon shower over and glazed shower screen. Vanity sink unit with drawer under, w.c., heated towel rail and complementary wall and floor tiling.

DOUBLE BEDROOM/STUDY/GYM/FAMILY ROOM

11' 4" x 8' 8" (3.45m x 2.64m)

This room offers great flexibility in use, it can be used as the fifth double bedroom, it has been a family room and is currently used as a gym and home office. French doors having direct access to garden and patio. Radiator.

DOUBLE BEDROOM

13' 2" x 10' 9" (4.01m x 3.28m)

With dual aspect windows, laminate wood flooring and radiator.

DOUBLE BEDROOM

13' 4" x 10' 9" (4.06m x 3.28m)

With bay window, radiator and built in storage cupboards.

EXTENDED 'L' SHAPED LIVING ROOM LOUNGE/DINER

21' 4" x 11' 4" (6.5m x 3.45m)

A spacious lounge area which can also provide more formal dining space if desired. Solid oak flooring, radiator, garden and woodland views and open access to:

SITTING AREA

10' 2" x 9' 4" (3.1m x 2.84m)

Having solid oak flooring, radiator, sunny aspect, garden and woodland views with French double doors providing direct access to front garden.

KITCHEN/BREAKFAST ROOM

20' 8" x 15' 9" (6.3m x 4.8m)

In the breakfast area is space for dining table and chairs and further dining room furniture, two radiators and French doors to the rear garden.

In the kitchen area is an extensive range of oak cupboard and drawer units with matching wall cupboards including glazed display units. Hotpoint four ring hob with double oven under and extractor hood over. Space for tall fridge/freezer and large understairs storage cupboard. Complementary worktops which extend to provide breakfast bar. Door to:

UTILITY ROOM

15' 3" x 5' 0" (4.65m x 1.52m)

Having a range of cupboard units to match the kitchen, space and plumbing for washing machine and dishwasher plus space for tumble dryer. Wall mounted Worcester gas boiler. Space for further freestanding appliances and plenty of worktop storage space. Complementary tiling and extractor fan.





STAIRCASE TO FIRST FLOOR

MASTER BEDROOM SUITE

33' 8" x 16' 6" (10.26m x 5.03m)

A fabulous master bedroom suite having bedroom and dressing/lounge seating areas with Velux windows and balcony overlooking the rear garden. Under eaves storage space, radiators and door to:

EN-SUITE BATHROOM

6' 8" x 6' 1" (2.03m x 1.85m)

Having Velux window, 'p' shaped panelled bath with Mira shower over and glazed shower screen, pedestal wash basin and w.c. Heated towel rail, wall mounted mirror with lighting, extractor and complementary tiling.

FROM HALL STAIRCASE TO FIRST FLOOR

DOUBLE BEDROOM

15' 3" x 10' 9" (4.65m x 3.28m)

Having splendid views, balcony, radiator and built in double wardrobe. Door to:

EN-SUITE SHOWER ROOM

Having walk in shower with glazed shower screen, circular corner wash basin, w.c, under eaves storage space and radiator. Velux window, complementary tiling and extractor.

OUTSIDE

GARAGE & PARKING

There is ample driveway parking with access to detached single garage.

GARDENS

The property has wraparound gardens which are primarily laid to lawn with various shrubbery borders, large paved patio and outdoor eating area. In the garden there are a few steps that lead to the slightly elevated part of the garden again with lawns and mature shrubbery borders plus a further paved patio with pergola and shed, an ideal bbq spot with sunset views.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

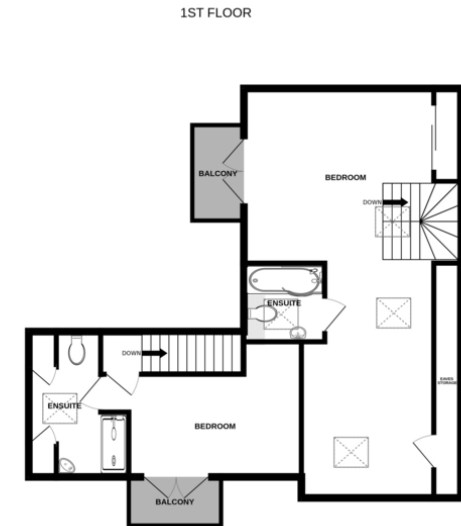
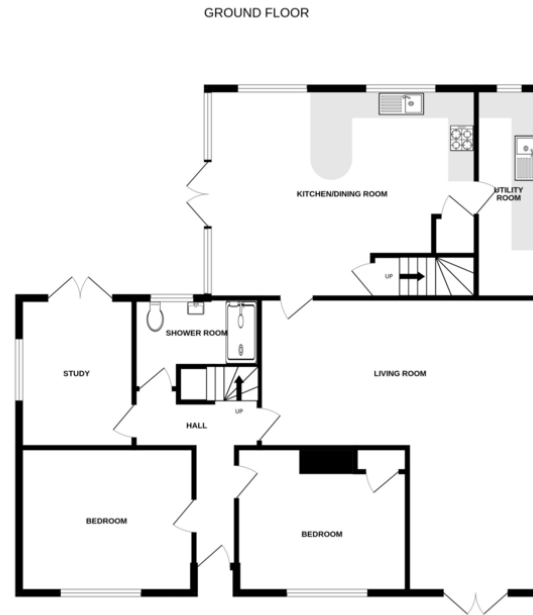
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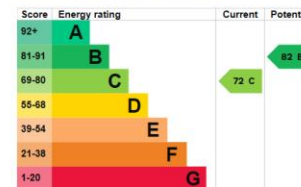


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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[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