



JULIE PHILPOT  
RESIDENTIAL



## Broom Bank | 33a Lower Ladyes Hills | Kenilworth | CV8 2GN

£775,000

In this extremely sought after 'old town' location adjacent to Kenilworth Common you will find this individual, extended property in a secluded and private, elevated position with wonderful views. 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, one of which is a gym/home office, two bedrooms have en-suites, there is a generous size lounge and kitchen/breakfast room. This property and location can only be fully appreciated by viewing, which is highly recommended.

- Unique, Individual Family Home
- Five Bedrooms, Two With En-Suites
- Private Setting
- Kenilworth Common & The Greenway Are Adjacent



## PROPERTY DESCRIPTION

The property has glorious elevated views over Oddibourne allotments towards the town, the owners also have access from the garden into the Kenilworth common, which is just perfect for children's adventures as well as dog walkers. The property provides flexibility in design is very light and airy throughout with many windows allowing in lots of natural sunlight. 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, large master bedroom suite having a seating area with balcony, range of built in wardrobes, dressing area and an en-suite. A further benefit is provided by a separate staircase from the entrance hall to another self contained double/guest bedroom and a balcony enjoying fabulous views plus 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 providing direct patio access. A modern, re-fitted ground floor shower room and from the hall access is provided to the stylish 'L' shaped lounge having sunny aspect. From here you walk into the modern and generously sized kitchen/breakfast room having direct access to the garden patio with a large utility room off so perfect for entertaining. Outside are mature, private and sunny gardens, the garage and parking.

## 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, fitted wardrobes and radiator.

### **DOUBLE BEDROOM**

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

With bay window, radiator and built in storage cupboards and fitted wardrobes.

### **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)

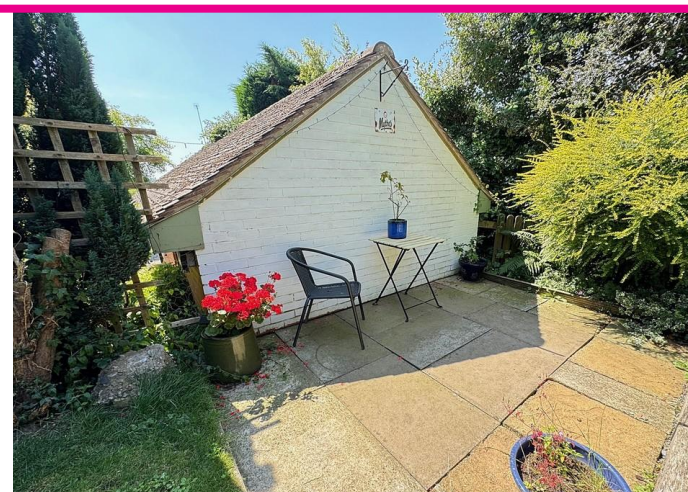
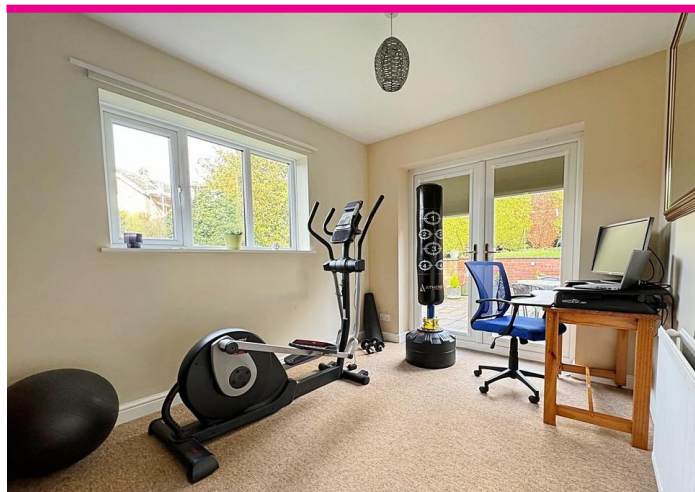
In the breakfast area is space for dining table and chairs and further dining room furniture, two radiators and French doors to the rear garden.

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 having lovely views, 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 being an ideal bbq spot with sunset views.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

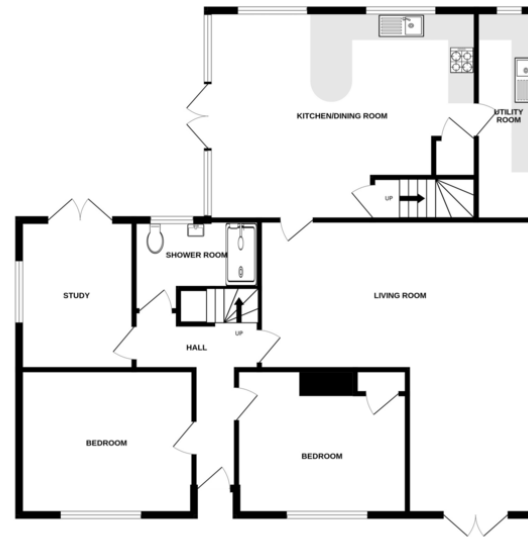
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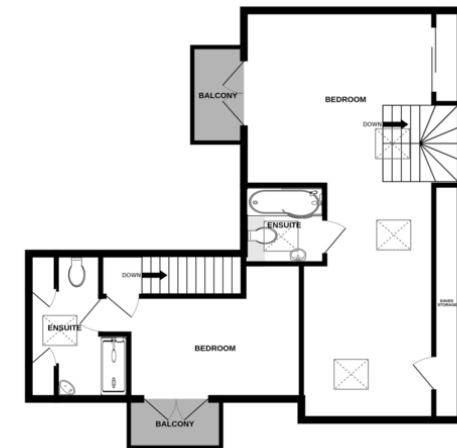
**W:** www.juliephilpot.co.uk

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

GROUND FLOOR



1ST FLOOR

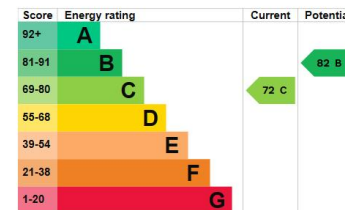


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### Energy rating and score

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