



JULIE PHILPOT  
RESIDENTIAL



## 5 Long Row | Ashow | Kenilworth | CV8 2LE

An immaculate, deceptively spacious property benefitting from a double garage to the rear and ground floor extension with bi-fold doors providing ideal entertaining space linking the kitchen with the large living room which also has folding oak doors to provide an additional separate lounge and/or sitting room. The tastefully presented accommodation is light and airy throughout, provides three double bedrooms and is situated on a secure no through road within this small, unspoilt and desirable rural conservation hamlet within a few minutes of Kenilworth and Leamington Spa.

Offers In Excess Of £550,000

- SPACIOUS & IMMACULATE HOME
- DOUBLE GARAGE TO REAR
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN/DINER WITH BI-FOLD DOORS



## Property Description

### LOCATION

Ashow is a highly regarded and very sought after location just a few minutes from Kenilworth with easy access to Leamington Spa and the A46. It is a rural conservation hamlet with lovely walks on your doorstep as well as the River Avon, a medieval church and an active village social club/bar.

### CANOPY PORCH

With door to:

### SPACIOUS ENTRANCE HALL

With radiator, useful understairs storage cupboard and smoke detector.

### CLOAKROOM

Having w.c. and wall mounted wash basin with tiled splash back.

### LIVING ROOM

24' 4" x 12' 0" (7.42m x 3.66m)

A generous size living room with oak framed bi-fold doors thereby providing great flexibility in design in order to offer the opportunity to create two separate sitting areas if desired. Two radiators and open access into the open plan rear dining area.

### EXTENDED OPEN PLAN KITCHEN/DINER

21' 7" x 20' 7" (6.58m x 6.27m) MAX 'L' shape

In the kitchen is an extensive range of hand painted cupboard and drawer units set under quartz worktops that also extend to create a breakfast bar. The kitchen is very spacious and well planned with a generous amount of storage. Integrated appliances to include: Fisher and Paykel induction hob, Rangemaster side by side fridge/freezer, Zanussi double oven, dishwasher, washing machine and built in microwave. Tall pull out larder units. Underfloor heating and storage cupboard housing the boiler. Complementary tiling. The kitchen then leads into the dining area with underfloor heating, Velux windows and large bi-fold doors providing direct access to the rear garden. There is also room for dining table and chairs.

### FIRST FLOOR LANDING

With smoke detector, access to roof storage space via pull down loft ladder. The loft has excellent eaves storage space.

### BATHROOM

8' 5" x 7' 0" (2.57m x 2.13m)

Having a large walk in shower, w.c., wash basin and complementary tiling. Heated towel rail.

### DOUBLE BEDROOM ONE

14' 3" x 12' 0" (4.34m x 3.66m)

With radiator and rear garden views.

### DOUBLE BEDROOM TWO

12' 0" x 10' (3.66m x 3.05m)

A second double bedroom to the front with radiator.

### DOUBLE BEDROOM THREE

11' 1" x 8' 5" (3.38m x 2.57m)

With radiator and rear garden views.

### OUTSIDE

#### DOUBLE GARAGE

The double garage is located to the rear of the property it has a double door and personal access door into the garden. The eaves storage within the garage is also generous in size with light and power.

#### REAR GARDEN

The rear garden is attractive having been landscaped to provide a high degree of privacy. There is a sandstone rockery and Indian sandstone patio, which is perfect for outdoor entertaining, a couple of steps leads to the lawn and mature shrubbery borders.

### SERVICES

The property has oil fired central heating, the storage tank is concealed in the garden area. There is a septic tank located in the field across the road, there is a contribution of £200.00 per year. The village has fibre optic broadband available.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

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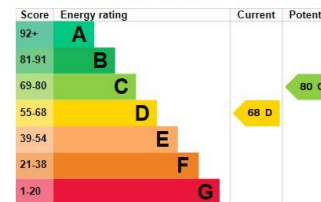
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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



### Energy rating and score

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

[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