



JULIE PHILPOT  
RESIDENTIAL



## Rockcliffe | 31 Lower Ladyes Hills | Kenilworth | CV8 2GN

£825,000

A delightful, very spacious Edwardian period property dating back to circa 1909, with four bedrooms and three reception rooms plus large, sunny and private gardens and splendid, elevated views. There is also the added advantage of a double garage. This fabulous family home provides flexible living with many period features including open fires, picture rails and pine doors.

- Edwardian Period Home
- Four Bedrooms & Three Receptions
- Elevated Position With Amazing Views
- Double Garage



### PROPERTY DETAILS

This is a superb family home with stunning, elevated views over the allotments, it is just a few minutes walk to the Common, Abbey Fields, Castle and the old High Street with the train station and town centre also being a short walk. It is one of the special features of these homes to be able to get everywhere from your doorstep. The history of the house is that it is used to be the nursery house, in this area of Kenilworth there were a lot of glasshouses where Kenilworth tomatoes were grown during the Edwardian era onwards. The accommodation is very well suited to couples and families there is plenty of indoor and outdoor space, with room for everyone and for entertaining. An opportunity not to be missed.

### SELLERS COMMENTS

This has been a fabulous home in which to bring up our family over the past 25 years. Facing south and occupying an elevated position with open views, the house fills with light. The front garden is as private as the rear garden, which is also sunny due to the sloping site. We have fond memories of the kids racing round the rear patio on their trikes, climbing the apple tree, charging between the front and rear gardens and paddling in the nearby brook. The house is in a very peaceful location and lends itself to all seasons; spending long summer evenings 'al fresco' dining and curling up by the open fires in the colder months.

### DOOR TO

#### ENTRANCE HALL

With traditional style front entrance door with feature stained glass fan light, tiled floor, radiator, smoke detector and cloaks storage cupboard.

#### GROUND FLOOR SHOWER ROOM

Having a corner shower enclosure, w.c., pedestal wash basin and radiator. Fully tiled walls, tiled floor and mirrored wall cabinet.

#### SITTING ROOM

19' 9" x 11' 8" (6.02m x 3.56m)

A very sunny room with splendid views and full height windows allowing in lots of light. Radiator, open fire with tiled surround, ceiling coving and ceiling light/fan.

### LOUNGE

15' 0" x 11' 8" (4.57m x 3.56m)

Having open fire with oak fire surround and tiled hearth, bay window, radiator, picture rail and ceiling coving.

### DINING ROOM

15' 3" x 9' 9" (4.65m x 2.97m)

With tiled floor, radiator and period built in storage cupboards. Door to rear courtyard area of the garden.

### KITCHEN

16' 1" x 7' 7" (4.9m x 2.31m)

Having freestanding kitchen units with solid wood worktops providing flexible layout and use. Large pantry with double doors, stainless steel double drainer sink unit, slot in electric cooker having an extractor hood over, radiator and complementary tiling.

### UTILITY ROOM

8' 3" x 5' 4" (2.51m x 1.63m)

With double bowl Belfast sink unit with cupboard under and solid wood worktops. Space and plumbing for washing machine. Corner wall mounted period storage cupboard and further door to understairs storage cupboard. Potterton gas boiler. Door to rear courtyard area of the garden.

### FIRST FLOOR LANDING

With radiator, Velux window, smoke detector and large walk in full height storage cupboard.

### BEDROOM ONE

12' 4" x 11' 9" (3.76m x 3.58m)

With super views and radiator. Access to vanity area with wash basin having drawer under. This room has the potential to create an en-suite if so desired. (The wardrobes in this bedroom may be available with the sale).

### BEDROOM TWO

12' 4" x 10' 8" (3.76m x 3.25m)

With super views, built in double wardrobe, radiator and airing cupboard housing insulated hot water cylinder with fitted shelving.

### BEDROOM THREE

10' 2" x 10' 0" (3.1m x 3.05m)

With rear garden views and radiator.

### BEDROOM FOUR

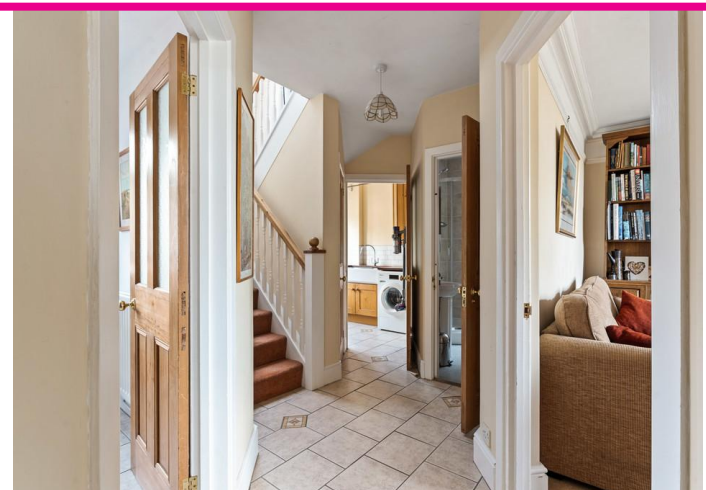
12' 8" x 5' 4" (3.86m x 1.63m)

Having rear garden views and radiator.

### FAMILY BATHROOM

7' 1" x 6' 2" (2.16m x 1.88m)

Having a shaped, panelled bath with electric shower over, pedestal wash basin and w.c. Radiator, extractor fan and mirrored cabinet.





## OUTSIDE

### GARAGE

18' 10" x 16' 1" (5.74m x 4.9m)

A detached double garage with up and over door plus side entrance door.

### FRONT GARDEN

A private gated entrance leads to the private front garden with a pathway that leads up to the house. There are many mature shrubbery plants and borders with blue brick steps, dwarf walling and fencing plus hedging. In front of the house is a fabulous decking area which is just perfect for enjoying the views and sunshine in such a sunny spot.

## REAR GARDEN

Access at the side of the house leads to the rear block paved terrace/courtyard which is generous in size from here a few steps lead up to the area of lawn with many mature shrubs and mixed planting scheme with sandstone walling and mature laurel hedging. Again this is a very nice area being sunny and private.

### STORE

8' 3" x 7' 5" (2.51m x 2.26m)

There is a very useful brick built store with light and power which is easily accessible from the terrace/courtyard.



# Tenure

Freehold

# Council Tax Band

E

# Viewing Arrangements

Strictly by appointment

# Contact Details

**T:** 01926 257540

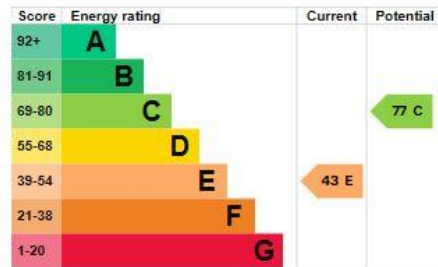
**E:** sales@juliephilpot.co.uk

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## Energy rating and score

This property's energy rating is E. 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

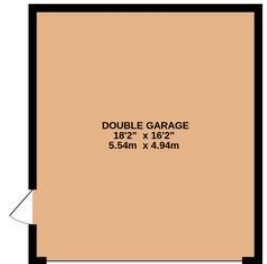
GROUND FLOOR  
856 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR  
614 sq.ft. (57.1 sq.m.) approx.



GARAGE  
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1764 sq.ft. (163.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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