



JULIE PHILPOT  
RESIDENTIAL



## 7a Rounds Hill | Kenilworth | CV8 1DW

A great size family home with a lovely large rear garden set within this much sought after residential location on the outskirts of the town affording easy access to open countryside and the town centre. The property has been extended from the original 1950's build with only two owners since construction. It does offer excellent potential for either further extension or alteration for open plan living if so desired by the next purchasers. There are four good size double bedrooms and three reception rooms. The setting is very special with the super garden offering great space for all.

£885,000

- Large, Mature Plot & Garden
- South Facing To The Rear
- Excellent Opportunity
- No Chain Involved





## Property Description

### DOOR TO

### ENTRANCE HALL

With radiator and smoke detector.

### CLOAKROOM

With w.c., vanity wash basin having cupboard under and radiator.

### LOUNGE

22' 9" x 11' 11" (6.93m x 3.63m)

A lovely large lounge with stone fireplace providing an open fire, radiator, three wall light points and patio doors. Double doors provide access to:

### SITTING/FAMILY ROOM

15' 0" x 9' 4" (4.57m x 2.84m)

With walk in bay window providing delightful garden views and allowing in lots of light. Radiator.

### DINING ROOM

16' 8" x 7' 10" (5.08m x 2.39m)

From the hallway double doors lead to the dining room with radiator and views to the front garden.

### KITCHEN/BREAKFAST ROOM

21' 0" x 12' 0" (6.4m x 3.66m)

Having a range of cupboard and drawer units, stainless steel sink unit and glass ceramic four ring electric hob with extractor hood over. To the garden end of the kitchen is a seating area with space for dining table and chairs plus additional storage space and integrated fridge/freezer. Patio door provides access to the garden. There is also a solid fuel Aga in this area of the kitchen, but it has not had regular use recently.

### UTILITY ROOM

Having space and plumbing for washing machine and dishwasher, single drainer sink unit and a range of cupboard and drawer units plus matching wall cupboards. Side entrance door. There is a wall mounted gas boiler, a new boiler is being fitted in June 2024.

### FIRST FLOOR LANDING

With access to roof storage space.

### MASTER DOUBLE BEDROOM

12' 0" x 11' 8" (3.66m x 3.56m)

Located to the front of the property with radiator and a range of built in bedroom furniture including wardrobes, bedside tables, high level storage and drawer units. Door to:

### EN-SUITE SHOWER ROOM

A fully tiled en-suite with corner shower having Triton electric shower with curved shower screen. Vanity wash basin, w.c., and radiator.

### DOUBLE BEDROOM TWO

14' 9" x 12' 0" (4.5m x 3.66m)

Having rear garden views, radiator and wall to wall range of modern built in wardrobes with sliding doors. Pedestal wash basin and two wall light points.

### DOUBLE BEDROOM THREE

15' 0" into bay x 10' 10" (4.57m x 3.3m)

Having walk in bay window providing lovely garden views, built in wardrobe and desk unit and radiator. Pedestal wash basin.

### DOUBLE BEDROOM FOUR

15' 0" x 8' 4" (4.57m x 2.54m)

With radiator, built in double wardrobe and pedestal wash basin.

### LARGE FAMILY BATHROOM

With panelled bath, pedestal wash basin and separate shower enclosure having glazed screen door. Airing cupboard with insulated hot water cylinder and fitted shelving.

### SEPARATE W.C.

### OUTSIDE

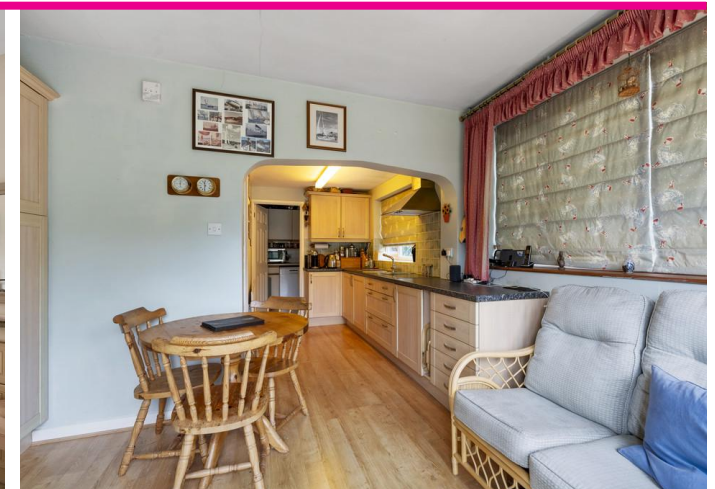
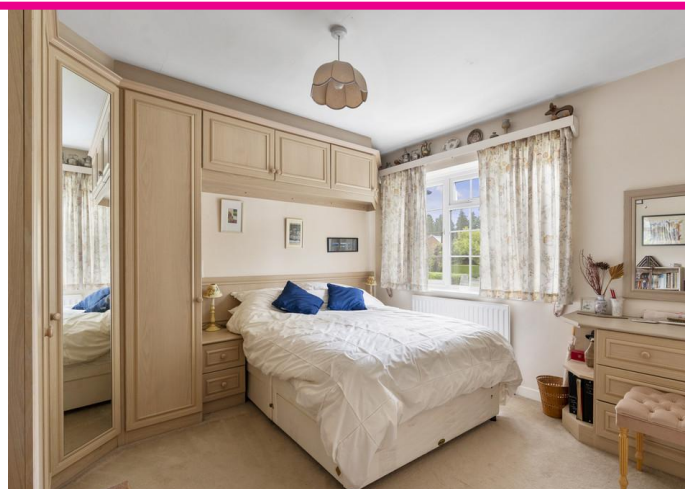
### DRIVEWAY & PARKING

The property has ample driveway parking for many vehicles which leads to the SINGLE GARAGE with light and power.

### GARDENS

The plot and gardens are a particularly outstanding feature to this property which can only be appreciated by viewing. The property is set well back from the road with the front garden having lawns and shrubs and trees all in a natural setting.

Access to the side leads to the fabulous rear garden being south facing and providing a beautiful large garden with seating area, lawn and shrubs. Close to the house is a garden pond with water lilies and a delightful terrace, ideal for outdoor living and dining.





# Tenure

Freehold

# Council Tax Band

F

# 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 are 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  
1131 sq.ft. (105.0 sq.m.) approx.



1ST FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



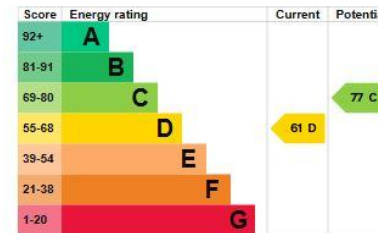
TOTAL FLOOR AREA: 1981 sq.ft. (184.1 sq.m.) approx.

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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## 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