



## 12 Pencraig Close | Kenilworth | CV8 2NT

£585,000

An immaculately presented detached family home in a quiet and conveniently located cul de sac. The property has been extended, improved and remodelled to provide flexible, modern and practical stylish family living which can only be fully appreciated by viewing. There are four bedrooms, the master en-suite, a family room, study, lounge and open plan kitchen/diner with utility off. A lovely home in a sought after location.

- Viewing Essential
- Four Double Bedrooms, All With Wardrobes
- Cul De Sac Location, Adjacent to Park Hill School
- EV Charging Point



## PROPERTY DESCRIPTION

A much loved family home with many improvements to include replacement fascias, a new boiler and refitted en-suite all completed in 2025. Oak flooring is on the ground floor and window shutters are throughout the house, the garage conversion provides a family/tv snug, the hallway is generous and there is a useful cloakroom plus cloaks storage space. In addition the lounge, kitchen and study all have French doors which provide direct access to the rear garden. The kitchen has been opened up into the original dining room to now provide open plan dining with a utility room off. On the first floor are the four double bedrooms, all with built in wardrobes, the master bedroom has a refitted en-suite. The attractive rear garden is very much a focal point to the house with a private setting, plenty of space for entertaining and an outside bar. To the front is driveway parking for two cars and an EV charging point.

## SELLER'S FAMILY COMMENTS

"We have loved living here, it has been a truly special home for our family. Tucked away in a friendly cul-de-sac, it has been a safe and welcoming place to grow up, with great neighbours and a strong sense of community. My brother and I have grown into adults here - making lifelong friends, experiencing our school years, and using the house as a constant base as life has evolved. After going away to university, it was a comfort to return home, which speaks volumes about how adaptable the house has always been. Kenilworth has been an ideal location for family life, with excellent schools, a vibrant town centre, and beautiful countryside walks close by. The house itself has provided a comfortable and practical space throughout the years, with light-filled rooms and a lovely garden which we have enjoyed in every season. We will miss living here very much, but we are now onto the next chapter of our lives and we hope the next owners enjoy creating their own memories here as much as we have"

## DOOR TO

### ENTRANCE HALL

With oak flooring, understairs storage cupboard and further storage space. The hall extends to the side to provide additional useful cloaks and shoe storage with a door to:

### CLOAKROOM

Having w.c., wall mounted wash basin, radiator and complementary tiling.

### LOUNGE

14' 4" x 12' 3" (4.37m x 3.73m)  
With oak flooring, two radiators and French double doors leading to the rear garden and patio.

## FAMILY ROOM/TV SNUG

10' 0" x 8' 4" (3.05m x 2.54m)

With radiator.

## KITCHEN/DINER

25' 8" x 8' 2" (7.82m x 2.49m)

A great open plan kitchen/diner providing plenty of social/dining space. In the kitchen is an extensive range of modern handle-less cupboard and drawer units including deep pan drawers, wall cupboards, granite worktops and one and a half bowl under mount stainless steel sink with mixer tap over. Rangemaster range cooker, Bosch dishwasher and a housing for tall fridge/freezer which is currently used as a pantry store. The Samsung American style side by side fridge/freezer in the utility is included within the selling price. French double doors provide direct patio access from the kitchen area. In the dining area is a continuation of the oak flooring, room for dining table and chairs and a radiator.

## UTILITY ROOM

10' 0" x 5' 1" (3.05m x 1.55m)

Having an entrance door from the front of the house, a stainless steel sink with cupboard under and wall cupboards over plus an additional tall storage unit. The Bosch washing machine and LG tumble dryer along with the Samsung side by side fridge/freezer are included within the sale. Velux skylight window and door to:

## STUDY

8' 9" x 5' 1" (2.67m x 1.55m)

With radiator, skylight window and French double doors leading to the rear garden and patio.

## FIRST FLOOR LANDING

With radiator and built in storage cupboard with fitted shelving.

## MASTER BEDROOM WITH EN-SUITE

12' 0" x 10' 7" (3.66m x 3.23m) Exc Wardrobes

Having built in double wardrobe, radiator and door to:

## EN-SUITE SHOWER ROOM

With a corner shower enclosure, vanity wash basin having cupboard under, w.c and heated towel rail. Complementary tiling.

## BEDROOM TWO

10' 7" x 8' 8" (3.23m x 2.64m) Exc Wardrobes

Having built in double wardrobe and radiator.





### **BEDROOM THREE**

10' 9" x 8' 4" (3.28m x 2.54m) Exc Wardrobes

With built in double wardrobe, radiator and access to roof storage space via pull down loft ladder.

### **BEDROOM FOUR**

11' 1" x 7' 2" (3.38m x 2.18m) Exc Wardrobes

Having radiator and built in double wardrobe.

### **FAMILY BATHROOM**

With a curved panelled bath having mixer tap/shower attachment and curtain rail over.

Pedestal wash basin and w.c., heated towel rail and complementary tiling.

### **OUTSIDE**

#### **FRONTAGE**

To the front of the property is a double width drive with an EV Charging point fitted. To the side is a further garden area with slate chippings and mature ornamental tree. Access at the side leads to:

#### **REAR GARDEN**

The attractive rear garden is very pleasant and enjoys a high degree of privacy. There is an area of lawn with well established and well tended shrubbery borders along with a large patio and further seating area being perfect for 'al fresco' dining having a timber pergola, with lighting, and a ready made bar. An ideal social space for all.

### **FIXTURES AND FITTINGS**

The carpets, bespoke window shutters, light fittings, all white goods and external timber shed stores are included within the selling price.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

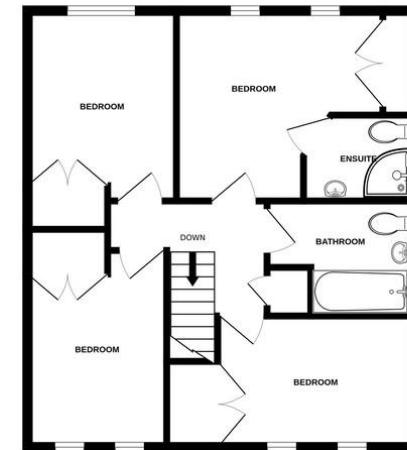
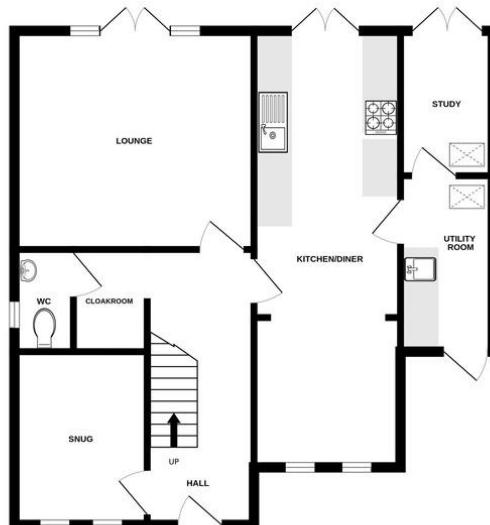
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.

1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1235 sq.ft. (114.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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