



## 31 Inchbrook Road | Kenilworth | CV8 2EW

This comprehensively remodelled five-bedroom detached dormer offering exceptional, versatile accommodation finished to a high standard, set in one of Kenilworth's most desirable locations close to Kenilworth Common. Expertly extended and reconfigured for modern family living, the property features elegant reception space, a stunning open-plan kitchen with marble worktops, generous bedroom accommodation across two floors, and superb outdoor space including a landscaped garden, garden cabin, and ample off road parking.

£795,000

- Remodelled Five-Bedroom Detached Home
- Many High Quality Fixtures & Fittings Throughout
- Self Contained Garden Cabin/Summer House
- Prime Kenilworth Location Near The Common
- Viewing Essential



## FULL DESCRIPTION

This comprehensively remodelled five-bedroom detached dormer home offers generous, flexible accommodation with a quality finish throughout, set in a sought-after area of Kenilworth close to Kenilworth Common. The property has been thoughtfully extended and reconfigured for modern family living. The ground floor features a welcoming entrance hallway, an elegant lounge/dining room, and a lovely open-plan refitted kitchen with marble worktops. Also on the ground floor is an impressive principal bedroom suite with walk-in dressing area and en-suite, along with two additional double bedrooms, one of which benefits from an en-suite shower room, as well as a separate family bathroom. The first floor provides two further well-proportioned bedrooms, ideal for family life, guests or home working. Outside, there is a mature, landscaped and tiered rear garden with a private,

sunny aspect, a self-contained garden cabin with bar and games rooms, ideal for entertaining, and a block-paved driveway offering ample off road parking.

## ENCLOSED PORCH

With composite front entrance door, radiator and further part glazed door to:

## ENTRANCE HALL

With replacement oak doors leading off to all rooms, feature tall radiator, staircase leading to the first floor and useful storage/cloaks cupboard with power and light.

## LOUNGE AREA

12' 2" into chimney breast x 15' 7" (3.71m x 4.75m) A stylish room which is a great size with large bay window allowing in lots of natural light and having quality engineered oak flooring and wood panelled walls, tv point, radiator, coved ceiling cornice and feature wood burning stove set on a brick hearth with wooden mantel over.

## DINING/FAMILY AREA

12' 6" x 12' 1" (3.81m x 3.68m) With space suitable for dining table and chairs, engineered oak flooring, feature panelled walls, tall designer radiator and door leading to the principal ground floor bedroom suite. To the family area there is a further tall designer radiator, wall mounted TV point, feature wood panelled wall and double opening doors leading out to the rear decked area and garden.

### OPEN PLAN FITTED KITCHEN

22' 6" x 9' 3" (6.86m x 2.82m)

A lovely open plan design incorporating a beautifully fitted kitchen area with a range of high quality painted cabinets to include wall cupboards, pan drawers and base cupboards with marble work surfaces and breakfast bar over. Inset sink unit with mixer tap over, integrated dishwasher and automatic washing machine set beneath. Matching range of tall storage and larder units providing ample storage and shelving together with integrated fridge and separate freezer. Space suitable for Range cooker (available by negotiation) with stainless steel splashback and extractor hood over. Quality grey wood effect laminate flooring, inset ceiling spotlights and two double glazed windows with views over the rear garden.

### MASTER BEDROOM

21' 6" max x 10' 7" max (6.55m x 3.23m)

With lovely garden views, double doors and juliet balcony. Wood panelled walls, radiator, free standing triple wardrobe providing plenty of hanging and storage space. Door to:

### DRESSING ROOM

7' 1" x 6' 5" (2.16m x 1.96m)

With radiator and door to:

### EN-SUITE BATHROOM

Fitted with a modern white suite comprising panelled bath, low level w.c, vanity sink wash hand basin and walk in shower enclosure with mains fed 'rainfall' shower. Tall chrome heated towel rail/radiator, part tiled walls in attractive complementary ceramics, extractor fan and inset ceiling spotlights.

### DOUBLE BEDROOM TWO

11' 5" x 10' 9" (3.48m x 3.28m)

Situated to the front of the property with walk-in bay window, tall feature radiator, TV aerial point and door to:

### EN-SUITE SHOWER ROOM

Shower enclosure with sliding door and inset mains fed shower, half vanity sink unit, towel rail and part tiled walls.

### BEDROOM THREE

14' 8" x 10' 0" (4.47m x 3.05m)

An additional large bedroom having double glazed side window, radiator and coved ceiling cornice.

### LUXURY FAMILY SHOWER ROOM

8' 3" x 6' 4" (2.51m x 1.93m)

With a large walk in shower enclosure with recessed shelving and rainfall mains fed shower. Vanity wash





basin and low level w/c. Tall radiator/towel rail, quality wood laminate flooring, part tiled walls in complimentary ceramics and ceiling extractor fan.

#### **FIRST FLOOR LANDING**

Being naturally lit via a 'Velux' skylight window, inset ceiling spotlights and replacement oak doors leading off to all rooms.

#### **BEDROOM FOUR**

15' 6" max x 13' 2" max (4.72m x 4.01m)

With 'Velux' skylight window, useful under eaves storage space, radiator and further double glazed window with rear garden views.

#### **BEDROOM FIVE**

8' 8" x 8' 4" min + recess (2.64m x 2.54m)

With radiator, double glazed window with views over the rear garden and under eaves storage space.

#### **OUTSIDE**

#### **PARKING**

To the front of the property is a large block paved driveway providing ample parking.

#### **GARAGE STORE**

7' 5" x 4' 8" (2.26m x 1.42m)

With up and over door and housing the gas fired central heating boiler.

#### **REAR GARDEN**

The private, tiered rear garden is a particular feature of the property and enjoys a sunny south-west facing aspect and a composite decked seating area with a large covered storage area beneath. There is outside solar lighting, power and water taps. Steps lead down to shaped areas of lawn and a further timber decked patio area ideal for seating and entertaining with space for a trampoline.

#### **SELF-CONTAINED CABIN/SUMMER HOUSE**

To the rear of the garden is a detached cabin/summerhouse with double glazed windows and doors, is fully insulated and has light and power. The cabin is large and generous in size and offers a wide variety of uses for families, it is at present used as a games and separate bar/entertaining area but could also be used as additional outdoor living space as a family room or as a treatment room or home office. There is plenty of flexibility.

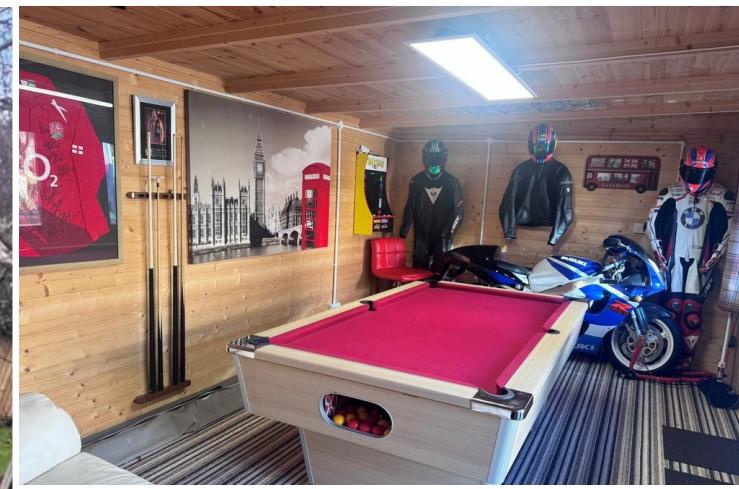
#### **POOL/GAMES AREA**

16' 6" x 10' 6" (5.03m x 3.2m)

With full size pool table included.

#### **BAR AREA**

13' 4" x 10' 7" (4.06m x 3.23m)



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

T: 01926 257540

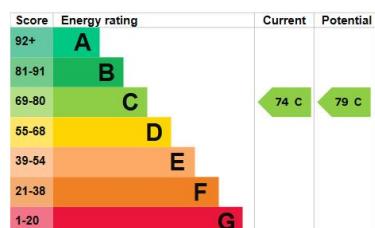
E: sales@juliephilpot.co.uk

W: www.juliephilpot.co.uk

## Energy rating and score

This property's energy rating is C. 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.

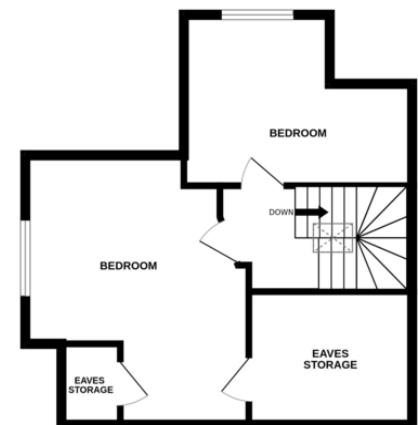
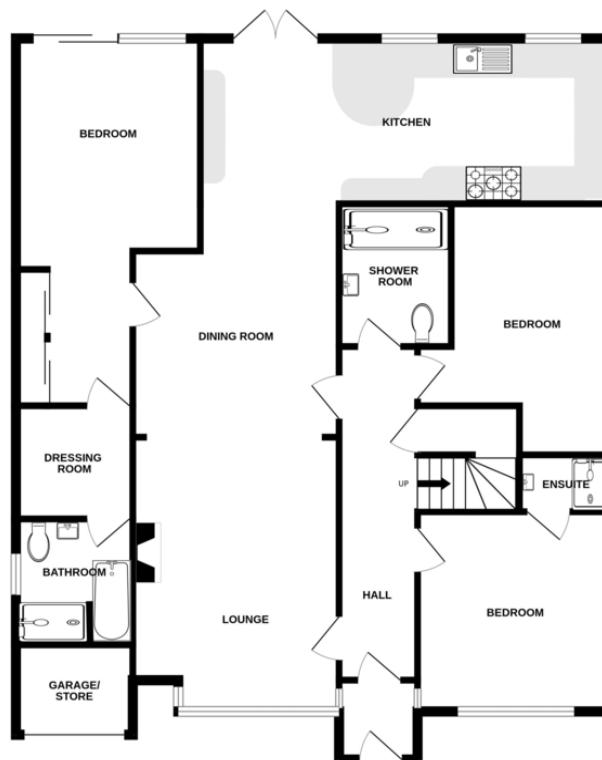
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

GROUND FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.

1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1802 sq.ft. (167.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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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