



## Hill House, Hawkesworth Drive, Kenilworth, CV8 2GP

Offers In The Region Of £825,000

- Individually Architecturally Designed Five Bedroom Detached House
- Breakfast Kitchen
- Five Bedrooms, Two En-suites And Family Bathroom
- Established Attractive Rear Garden Next To Historic Water Tower
- Close To Kenilworth Old High Street
- Three Reception Rooms
- Energy Rating D - 61
- Double Garage & Driveway Parking For Four/Five Cars
- Enclosed Porch And Cloakroom
- Warwick District Council - Tax Band F



# Hawkesworth Drive, Kenilworth CV8 2GP

A spacious five bedroom detached family home in a sought-after position close to Old Kenilworth and situated directly opposite The Water Tower and within walking distance of the Old High Street, Kenilworth Castle and town centre facilities and amenities. The fully double glazed, gas centrally heated extended accommodation with a magnificent south facing rear garden offers; spacious entrance porch, sitting reception hall with cloakroom w.c., lounge with feature fireplace, family room and breakfast kitchen with side lobby, split landing with access to roof space, fitted master bedroom, guest suite with en-suite shower room, three further double bedrooms, spacious bathroom, integral double garage, forecourt driveway parking for four/five cars. Internal viewing is essential.



Council Tax Band: F



## Approach

Over a block paved driveway with steps up to an open porch with wood grain effect composite double glazed front door with matching double glazed slip window, outside courtesy lighting, into the

## Spacious Porch

With ceiling down lighters, wood laminate flooring, coat hooks, leaded double glazed window to front and side with views of the Water Tower, doorway into the

## Reception/Hall Sitting Room

9'3" x 19'9"

Wood laminate flooring, ceiling light, radiator, built-in bespoke bookcase, stairs rising to the first floor, three steps down to the

## Cloakroom

With a two piece suite with low level w.c, corner wash hand basin with tiled splash back, opaque double glazed window to front, ceiling light, radiator.

## Lounge

15'10" x 13'11"

With feature living flame effect coal gas fire with matching stone surround, inset hearth and mantel, two radiators, leaded double glazed window to side and matching leaded double glazed sliding patio doors to the rear, t.v point and two wall light points.

## Dining Room

15'10" x 10'9"

With leaded and double glazed french doors onto the patio, coving, ceiling light, radiator, double doors into the

## Kitchen/Breakfast Room

21'2" x 10'11"

Kitchen area fitted with a range of matching cream shaker style base and wall units with wood grain effect rounded edge work surfaces with one and a half bowl granite composite sink with brass mixer tap, integrated Hotpoint double fan assisted oven with grill and shelf for microwave below, space for large upright fridge freezer, space for under counter additional fridge, space and plumbing for washing machine, ceramic tiling to splash with under pelmet lighting, cupboard concealing the Worcester Bosch boiler servicing the hot water and central heating, peninsular bar with the four ring gas hob with a continuation of the base cupboards, double glazed windows and door to side passage, useful built in double pantry cupboard with range of shelves, opening to the breakfast area with space for large table, ceramic tiling to floor, radiator, ceiling light, leaded double glazed french doors onto the patio.

## Garage

16'6" x 16'3"

With metal up and over door to front with power and light connected, fitted work bench, wall mounted electric isolation unit and electric, gas meters and water.

## Side Storage Room

20'2" x 5'4"

With a pitched polycarbonate roof with double glazed door to rear and front with ceramic tiling to floor, power and light connected.

## First Floor Landing

Split first level with radiator, feature leaded double glazed window to front, door to bedroom and stairs to main landing with feature drop down ceiling light, access to insulated and boarded loft space with a retractable ladder, built in double airing cupboard housing the lagged copper cylinder and slatted shelving, door to further storage cupboard with additional shelving.

## Principal Bedroom

17'4" x 17'8"

With leaded double glazed windows to rear and side, two radiators, built in wardrobes to one wall with matching sliding doors with hanging and shelving, range of ceiling down lights and door to the

## En-Suite

With a three piece champagne coloured suite with low level w.c, pedestal wash hand basin, walk in shower enclosure with Mira electric shower, bi-folding glazed shower screen with tiling to walls, ceiling downlighters, extractor fan, laminate flooring.

## Double Bedroom

14'3" x 10'9"

With leaded double glazed window overlooking Kenilworth, wood laminate flooring, ceiling light, radiator.

## Double Bedroom

11'10" x 10'11"

With leaded double glazed window to rear, ceiling light, radiator, built-in storage alcove with shelves.

## Double Bedroom/Office

12'9" x 16'0"

With feature leaded double glazed dormer window with lovely views over Tainters Hill, further window to side, radiator, built-in storage alcove, further radiator and door to the

## En-suite

With a three piece white suite with low level w.c, wall mounted wash hand basin, corner shower cubicle with Mira electric shower, ceramic tiled flooring and contrasting tiled walls, ceiling light, extractor fan, towel rail, wall mounted mirror.

## Double Bedroom

7'10" x 12'0"

With leaded double glazed windows to front and side, ceiling light, wood laminate flooring, built in double wardrobes with sliding mirrored doors with hanging and shelving.

## Bathroom

With a three piece white suite with low level w.c, pedestal



wash hand, panelled bath with mixer tap, ceramic tiled flooring, chrome towel rail, opaque double glazed window to side, ceiling downlighters.

### Rear Garden

Being a delightful feature of the property, not directly overlooked from the rear. The garden is predominantly laid to lawn with a pleasant south facing rear aspect, fully enclosed by perimeter fencing and walls, well established borders with a variety of shrubs and plants, full width patio, outside tap, and courtesy lighting, with additional patio area to rear mainland with pond, to the side is a timber garden shed and pergola with viewing set next to the architecturally interesting Water Tower.

### Front Storage Area

With secure timber gate to the front, water butt, steps with canopy and courtesy light, useful bin storage area.

### Tenure

The property is freehold.

### Services

All mains services are connected, as well as mains sewers.

#### Mobile Coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
58 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

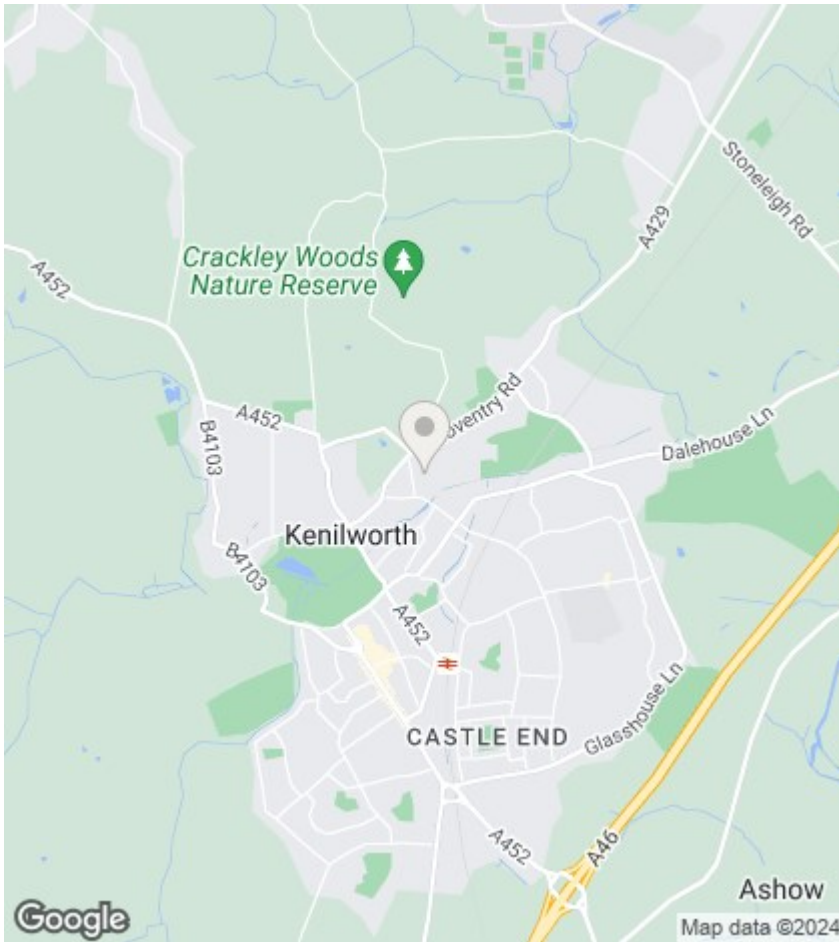
### Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.









## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>		61	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

