



Warwick Road, Kenilworth, Warwickshire

Offers Over £1,500,000

- Spacious, Light Filled, Modern Barn Conversion With Full Height Ceilings Throughout
- Three Generous King Size Bedrooms & One Double Bedroom
- All Four Bedrooms Having Ensuites & Fitted Wardrobes
- Underfloor Gas Heating Throughout
- Extensive Driveway Providing Parking For At Least Six Cars & A Single Garage
- 3,500SQFT Of Versatile Living Accommodation
- Energy Efficient With A Low EPC Rating C - 79
- High Quality Fitted Kitchen With Integrated Appliances & Butlers Pantry
- A South Facing Garden
- Warwick District Council Tax Band G

Warwick Road, Kenilworth

The Tractor Shed is a unique family home on a private driveway, situated on the edge of Kenilworth within easy walking distance of the town centre. This energy efficient home benefits from underfloor heating throughout, as well as a wealth of original features with flagstone flooring and exposed beams.

Electric gates lead into the 0.4-acre site, with lawn, entertaining space, raised vegetable beds, and a wildflower meadow.

As you step into the house you are struck by how light-filled and airy the house is. There is a stunning 47 feet open plan living space with full height glass doors opening onto the garden and entertaining space.

The newly fitted kitchen looks to the front of the property with fully integrated appliances and a useful Butler's Pantry.

On the first floor there are three individual king size bedroom suites, each with en suite bathrooms and fitted wardrobes, and one also has a dressing room. On the ground floor there are two further bathrooms and bedrooms/studies.

This house is truly a Tardis and needs to be viewed to be fully appreciated!



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4



C

Council Tax Band: G



The Approach

Situated in a quiet backwater on the edge of Kenilworth with far reaching views towards Leek Wootton. Set on a private driveway that services two properties, you enter through electric five bar gates and into the courtyard that offers hardstanding for many vehicles. A pathway leads to the front entrance door that is flanked with artificial lawns.

Porch

Entered through a hardwood door with full height side light windows. Coir matting and a further door into the hallway.

Entrance Hall

With high ceiling, flagstone floors, exposed beams and steps that lead up into the open plan living areas. The kitchen opens to your right and study/bedroom five leads off to your left.

Lounge/Family/Dining Room

18'10" x 48'0"

With a stunning central double height ceiling with exposed beams and central feature porcelain chandelier. The lounge area flows into the dining and family areas, which all enjoy full height windows and doors that lead into the rear entertaining space and garden. Two independent staircases lead to individual bedroom suites.

Study/Bedroom

11'6" x 18'11"

With windows onto the fore and built in storage units and coat storage wardrobe. Steps and door to the ground floor bathroom with a heated towel rail.

Kitchen

11'3" x 18'5"

The stylish kitchen is beautifully fitted with grey marble effect handleless wall and base units. The base units have thin granite counters with deep matching upstands and further glass splashbacks. The base units incorporate a central peninsula with an induction hob and breakfast seating. Appliances include integrated ovens, dishwasher, a larder fridge and freezer, and space for wine chiller. The sink unit is set beneath the windows to the fore and steps take you through to the dining area and sunroom.

Sun Room

10'6" x 16'0"

With French doors that lead to the fore with full height windows and glass roof. Door into the rear garden and further opening to the inner hallway.

Inner Hallway

With doors leading off and stairs to the principal bedroom suite on the first floor.

Utility Room

Fitted with wall and base units. The base unit has a marble counter with matching upstands and an inset sink unit with mixer taps. Either side of the base unit is space and plumbing for an automatic washing machine and a tumble dryer. There is a bank of wall mounted units with pelmet lighting.

Ground Floor Bedroom

10'5" x 15'10"

With window to the fore with built in wardrobe and a hardwood door to the en-suite shower room.

En Suite Shower Room

Close coupled WC and wash hand basin with monobloc tap. Heated towel rail and a shower cubicle with a thermostatic shower.

Principal Suite

18'8" x 12'2"

This stunning first floor room has full height ceilings and a window to the fore. A door takes you to the cloakroom and one wall has a bank of frosted wardrobes with stairs rising to the mezzanine four-piece bathroom.

Cloakroom

With a close coupled wc and vanity wash hand basin.

Mezzanine Bathroom

With a freestanding bath, walk in shower cubicle with a rainfall shower and his and hers vanity units with monobloc taps. Wood flooring, Velux windows and a heated towel rail.

Bedroom Suite One

16'1" x 15'6"

This first-floor bedroom has full height ceiling and a window with views towards Leek Wootton across farmland. Built in shelving and doors that open into

Dressing Room

With hanging rails, shelving and exposed beams.

En Suite Bathroom

Fitted with a four-piece suite that comprises a panelled bath, concealed cistern WC, a wash hand basin with monobloc tap and a separate shower cubicle with a thermostatic shower. Heated towel rail and a window to the side and a tiled floor.

Bedroom Suite Two

15'6" x 12'2"

This first-floor bedroom has a full height ceiling, a window to the side and exposed beams. Fitted wardrobes and shelving. A door into the en-suite.

En Suite Bathroom

Fitted with a four-piece suite that comprises a panelled bath, concealed cistern WC, a wash hand basin with monobloc tap and a separate shower cubicle with a thermostatic shower. Heated towel rail and a window to the side with a wooden floor.

Ground Floor Bathroom

With a wood and tiled panelled bath, concealed cistern WC and a vanity wash hand basin. Tiling to full height and heated towel rail.

Integral Garage

9'6" x 16'11"

With double opening doors and having power, shelving and lighting.

Gardens

The property boasts gardens to three side and has a plot that extends to 0.4 acres and enjoys stunning views towards Leek Wootton. Providing an easy to maintain entrance with a block work driveway leading to the integral garage and artificial lawns flanking the pathway to the front door.

To the southern side of the property is a meadow garden with tranquil seating area taking in the views across farmland. It also provides additional parking. From the meadow garden an arbour takes you to the raised lawn that is enclosed with hedging and mature borders. Directly off the property is a generous terrace with a pergola and entertaining space. There are four raised vegetable beds and large shed.

Services

The property benefits mains electricity, mains gas and mains water. On site is a Klargest Bio Disc.



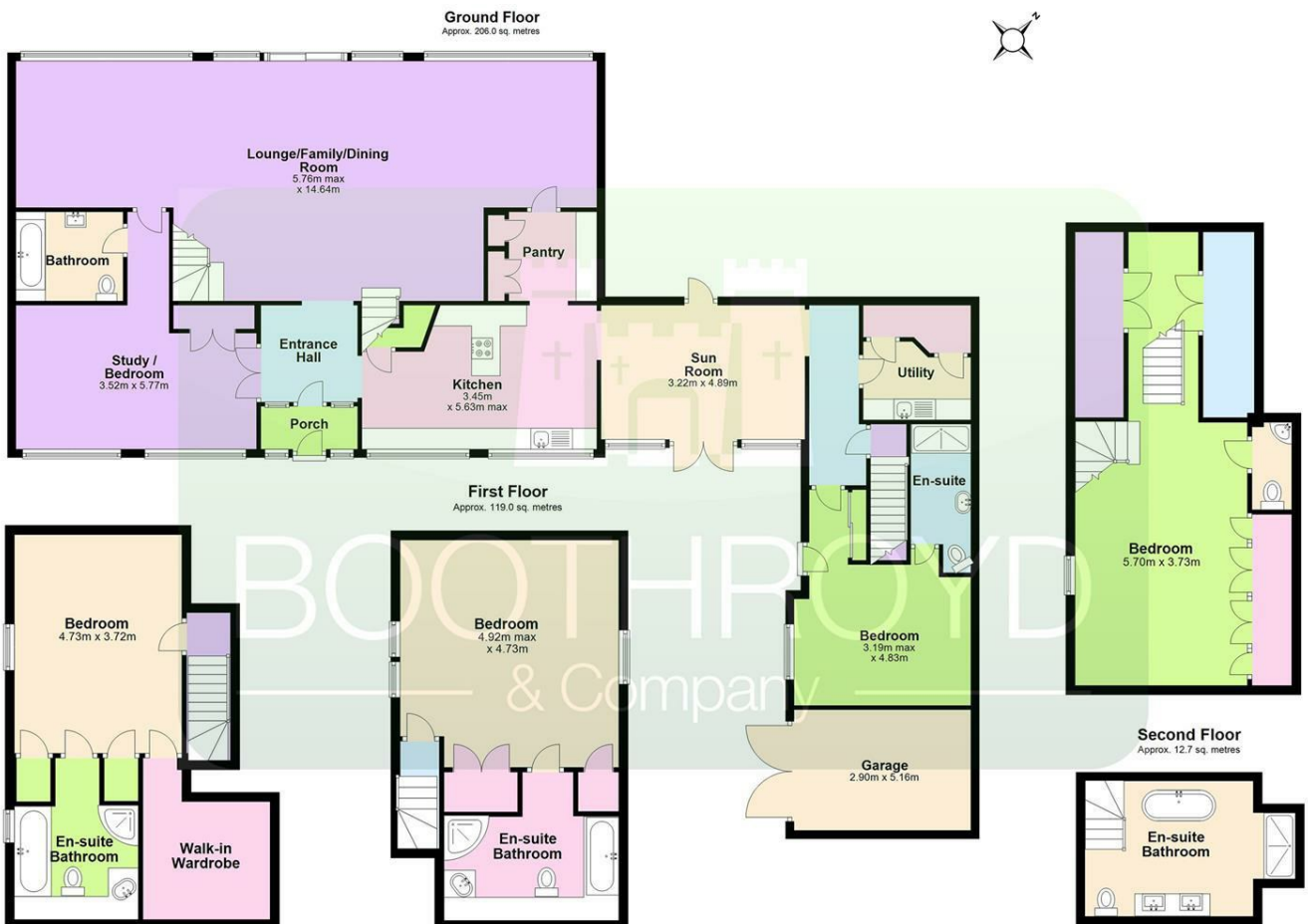


Viewings

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) A			
(81-91) B		79	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 337.6 sq. metres