



Warwick Road, Kenilworth, Warwickshire

Offers Over £1,500,000

- A Quite Magnificent Four/Five Bedroom Barn Conversion
- Beautiful Open Plan Living With Vaulted Ceilings
- Three Luxury Individual Bedroom/Bathroom Suites
- Underfloor Heating Throughout
- Extensive Driveway/Hardstanding & Single Garage
- Situated On A Plot of 0.4 Acre With Far Reaching Views And Generous Parking
- EPC Rating C - 79
- High Quality Fitted Kitchen With Integrated Appliances
- Five Bathrooms/Shower Rooms
- Warwick District Council Tax Band G

Warwick Road, Kenilworth

A rare opportunity to purchase this stylish barn conversion that has been the home of the current owners for the last 18 years. The individual nature of the property means that it really has to be viewed to be appreciated and to understand the versatility of the 3,500 square feet accommodation on offer.

The Tractor Shed is sited in an enviable position with far reaching views across open farmland towards Leek Wootton, and is set back from Warwick Road on a private driveway that accesses only two properties. Entered through electric five bar gates, the driveway opens into the 0.4 acres site with zoned areas with a meadow garden and a formal terrace and garden.

The energy efficient property benefits underfloor heating throughout, has replacement windows and doors as well as a wealth of original features with vaulted ceilings, flagstone flooring and exposed beams. As you step into the house your eye is immediately drawn into the stunning 47 feet wide open plan living space with doors onto the garden and terrace. The simple, yet stunning kitchen looks to the front of the property and has all integral appliances. There are three individual first floor bedroom suites, all with en suite bathrooms and fitted wardrobes or dressing rooms. On the ground floor are a further two bathrooms and bedrooms/studies.



4



5



4



C

Council Tax Band: G



The Approach

Situated in a quiet backwater on the outskirts of Kenilworth with far reaching views towards Leek Wootton. Set on a driveway that services two properties you enter through electric five bar gates and onto the driveway 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 vaulted 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 vaulted ceiling with exposed beams and central lighting. The lounge area flows into the dining and family areas which all enjoy full height windows and doors that look into the rear courtyard 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 units with shelving and lighting. 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, space for wine chiller and a larder fridge and freezer. 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 room has vaulted 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"

Accessed from the sitting room and having a vaulted ceiling and a window that enjoys views towards Leek Wootton and across farmland. Built in shelving and doors that open into

Dressing Room

With hanging, 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"

Again accessed from the sitting room from an individual staircase the bedroom has a vaulted ceiling, a window to the side and exposed beams. Smoked glass 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 and lighting laid on.

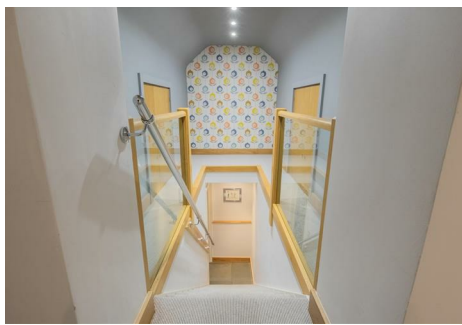
Gardens

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 zoned spacing with an easy to maintain entrance with a block work driveway leading to the integral garage and artificial lawns flanking the pathway. 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 into the formal garden with raised lawn that is enclosed with hedging and mature borders. Directly off the property is a generous terrace with a pergola and seating area.

Services

The property benefits mains electricity, mains gas and mains water. On site is a Klargester 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	

