



## 3B Upper Rosemary Hill, Kenilworth, CV8 2PA

Price Guide £750,000

- Rare Opportunity To Acquire A Hidden Gem
- Stylish Bungalow With Overhanging Roofline
- Gas Central Heating And Double Glazing Throughout
- Split Level Lounge/Dining Room
- Set Within a 0.25 Acre Site
- With Views Towards Old Kenilworth & The Abbey Fields
- EPC Rating D -59
- Three Bedrooms And Four Piece Bathroom Suite
- Generous Driveway & Drive Through Garage
- Warwick District Council Tax Band F



# 3B Upper Rosemary Hill, Kenilworth CV8 2PA

## Upper Rosemary Hill, Kenilworth – Unique Detached Bungalow with Exceptional Views

Tucked away in a prestigious elevated setting, this 1970's detached bungalow on Upper Rosemary Hill offers breathtaking views across The Abbey Fields and Old Town Kenilworth. Designed with a distinctive overhanging roofline, the property blends seamlessly into the plot, and wow does the property make the most of its elevated position

Set within 0.25 acres of mature, walled gardens, this hidden gem provides both privacy and tranquillity. A walled private driveway and garage help build the intrigue of what lies beyond, while the generous outdoor space offers endless possibilities for transformation.

With no onward chain, this rare opportunity awaits a visionary buyer to unlock its full potential and create one of Kenilworth's most remarkable homes. Arrange a viewing today to appreciate the scope and setting of this unique property...you will not be disappointed!



Council Tax Band: F



### **Driveway**

A private block paved driveway leads to the detached drive through garage. A pathway leads you to the property.

### **Drive Through Garage**

There is a single drive through garage with a pressed hardstanding area beyond.

### **Porch**

Entered through an obscured glazed door and having coat hanging and further door into the lounge.

### **Lounge**

26'5" x 12'9"

With two radiators, sliding patio doors with views towards Abbey Fields and leading onto the terrace. There is a central dual room fireplace with a coal effect gas fire. Steps rise to the dining area.

### **Dining Room**

12'1" x 14'0"

The raised dining room has laminate flooring, patio doors onto a terrace, radiator and steps leading down to the kitchen and breakfast area

### **Breakfast Area**

With a window to the side, radiator and twin cupboards. The breakfast area opens into the kitchen.

### **Kitchen**

18'3" x 15'6"

Comprehensively fitted with a range of beech effect wall and base units. The base units have a stone effect roll topped work surface with an inset composite sink with mixer tap. Integrated appliances include a dishwasher, fridge and an electric oven, gas hob and extractor. The splashbacks are tiled and there is a door and windows onto the terrace. Door leads into the utility room.

### **Utility**

8'2" x 8'1"

With pine fronted units with a stainless steel sink unit with mixer taps. Wall mounted combination boiler, plumbing for automatic washing machine, radiator and a window to the side. Patio doors open to the larder and wc.

### **Cloakroom**

With a close coupled wc, wash hand basin, radiator and a window to the side.

### **Inner Hallway**

Accessed through double doors from the lounge with a radiator airing cupboard and doors to

### **Bedroom One**

16'2" x 11'5"

Having a range of built in wardrobes with dressing table and top boxes. Radiator and a window into the garden and sliding patio doors looking onto the terrace.

### **Bedroom Two**

10'10" x 8'11"

Sliding patio doors looking into the garden, a further door and a radiator.

### **Bedroom Three**

16'4" x 10'11"

Fitted wardrobes with shelving, tall boy and top boxes. Radiator and sliding patio door looking onto the rear.

### **Bathroom**

7'8" x 14'0"

With a panelled bath, close coupled wc, vanity wash hand basin and a separate shower cubicle with thermostatic shower. Tiling to splashbacks, frosted window and a radiator.

### **Gardens**

The property is built into a gradient and enjoys far reaching views. The lounge area looks towards The Abbey Fields whilst the remainder of the property enjoys views across roof tops towards Old Town Kenilworth. The gardens are to three sides of the property and are enclosed with walls. To the fore is a raised terrace with steps down to the formal wild meadow lawns. The lawns run to two sides of the property whilst at the rear is an attractive terraced area with brick built outbuilding.

### **Tenure**

The property is Freehold

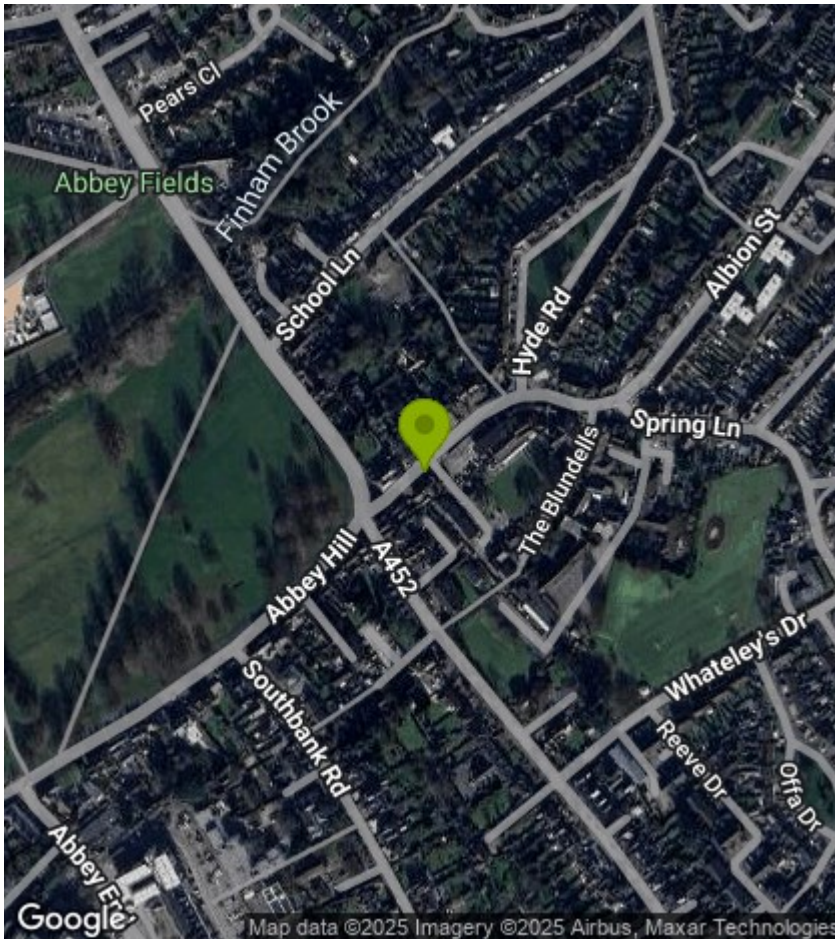
### **Services**

All mains services are connected.

### **Fixtures And Fittings**

All fittings and fixtures 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



LOCATION  
Upper Rosemary Hill

DETAILS  
Total area: 133.45 m<sup>2</sup>  
1436.4 sq.ft



The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatium accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatium is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatium.

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1:81

### ▼ Ground Floor

TOTAL AREA: 133.45 m<sup>2</sup> • LIVING AREA: 133.45 m<sup>2</sup> •

