



## 22A Fieldgate Lane, Kenilworth, CV8 1BT

£1,200,000

- A Modernised, Extended And Adapted True Bungalow
- Three Bedrooms And Study
- Three Bathrooms(Including Two En Suite Shower Rooms)
- Beautiful Backwater Location On Fieldgate Lane
- Double Garage & Extensive Driveway
- Large Fitted Kitchen With Open Plan Family/Dining Room
- EPC Rating C - 73
- Lounge With Feature Fireplace
- Large Rear Terrace And Mature Gardens
- Offered With No Onward Chain.

# 22A Fieldgate Lane, Kenilworth CV8 1BT

A truly exceptional true bungalow in the heart of Old Town Kenilworth, combining contemporary elegance with effortless lifestyle living. Perfectly positioned just moments from the cafés, boutique shops, and vibrant bars, as well as the open green spaces of Abbey Fields and the historic Kenilworth Castle, this beautifully modernised and extended home offers a rare blend of comfort, style, and convenience. Thoughtfully adapted with level access and finished to the highest standards, it provides a seamless mix of sophisticated interiors and versatile living spaces, ideal for relaxing, entertaining, or simply enjoying all that this coveted location has to offer.



Council Tax Band: G



## The Property

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Thoughtfully adapted with level access and finished to the highest standards, it provides a seamless mix of sophisticated interiors and versatile living spaces, ideal for relaxing, entertaining, or simply enjoying all that this coveted location has to offer.

The accommodation flows effortlessly from a welcoming entrance porch into a light and spacious L-shaped hallway, where a charming feature fireplace creates a cosy focal point. Large windows and doors connect the lounge to the rear terrace and garden, inviting the outdoors in and providing a perfect setting for entertaining or quiet reflection. From the lounge, the home opens into a generous fitted kitchen which seamlessly connects to the family/dining room, creating an ideal space for social gatherings or family life. A utility room beyond adds practicality and convenience.

The bungalow offers three well-proportioned bedrooms, including two bedrooms with en-suite shower rooms, a versatile study, and a stylish four-piece family bathroom, all finished with a meticulous attention to detail. Karndean flooring, plantation shutters, and blinds throughout enhance the contemporary feel, while double glazing and gas central heating ensure comfort in every season. Externally, the property impresses with a double garage, a large driveway, and an extensive rear garden and terrace, offering privacy and space for outdoor living.

Offered with no onward chain, this stunning bungalow combines high-quality accommodation with an unrivalled Old Town lifestyle, where historic charm, modern convenience, and vibrant local amenities are all right on your doorstep. A rare opportunity for those seeking the perfect blend of style, comfort, and location.

## Approach

The property is set back from the road along a shared driveway. At the end of the driveway are double electric gates that open onto the property.

## Porch

With double uPVC doors, coat hanging, radiator and a black composite door into the hallway

## L-shaped Hallway

With two radiators, Karndean flooring, downlighting and all doors radiating off.

## Lounge

19'4" x 17'5"

Continuation of the Karndean flooring and having a focal point provided by a stone fireplace with matching hearth and housing a coal effect gas stove. Twin radiators, patio doors onto the rear terrace and garden and a bay window to the side.

## Kitchen

24'1" max x 31'5" max

Fitted with modern grey shaker style wall and base units. The base units have a black granite countertop with undercounter twin sinks set beneath the window to the fore. Built in 5 burner Smeg oven with brushed steel splash back and extractor canopy over. Integrated dishwasher, American fridge freezer and wine fridge. Matching granite upstands and a peninsula separating the family and dining areas.

## Family Room and Dining Area

Enjoying patio doors onto the side patio and having a vaulted ceiling. Twin radiators and included within the sale is a 6 seater dining table, chairs and a dresser. There are patio doors onto the side patio, double doors into the sitting room and further door into the utility.

## Utility Room

6'7" x 19'1"

Matching shaker style base units with granite counters and tiled splashbacks. Twin windows and plumbing for washing machines and venting for tumble dryers. Radiator, door to the side and a door into the double garage.

## Study

8'2" x 8'4"

With a window to the fore and a built in desk with drawers, shelving and a radiator.

## Bedroom One

14'11" x 18'0"

Having a bay window to the fore, radiator and a range of fitted wardrobes, bedside cabinets, dressing

tables and chest of drawers. The door leads into the wet room.

### **En Suite Shower Room**

9'4" x 12'3"

Having a shower area, wash hand basin which is flanked with cupboards. Close coupled wc and wall hung wash hand basin. Frosted window to the rear, radiator and heated towel rail.

### **Bedroom Two**

20'0" x 11'5"

Having patio doors and window onto the rear garden with a further window. Built in wardrobes and radiator.

### **En Suite Shower Room**

Having a walk in shower with an electric shower, wash hand basin and a close coupled wc. Tiling to floor and splashbacks. Frosted window and radiator.

### **Bedroom Three**

12'4" x 8'4"

Fitted mirrored wardrobes to one wall, bay window to the fore and a radiator.

### **Bathroom**

9'5" x 10'9"

The four piece suite comprises a roll topped bath, walk in shower, close coupled wc and a half pedestal wash hand basin..fully tiled to walls and floor and a heated towel rail.

### **Driveway**

The property has a paved foregarden providing parking for a number of vehicles. Side pedestrian access and an outside tap and electricity point.

### **Double Garage**

19'7" x 19'7"

With a remote up and over door, level access and plumbing and lighting provided. Megaflo pressurised boiler.

### **Rear Garden**

With a generous patio leading directly from the property with a dwarf wall. The patio leads into the formal lawn which is enclosed with laurel hedging and central to the garden is a large ornamental pond with rockery and mature maple trees. The patio extends to the side of the property to form a private, secluded space. Included within the sale is the garden furniture.

### **Tenure**

The property is freehold

### **Fixtures & Fittings**







## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	77
(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	

Approx. 200.3 sq. metres (22746.5 sq. feet)

