BOOTHROYD
& Company

Woodland Avenue, Coventry

£850,000

- An Executive Five Bedroom Detached House
- A Short Stroll To The War Memorial Park
- Three Reception Rooms & Shaker Style Kitchen
- Principal Bedroom With En Suite & Balcony
- Offered With No Onward Chain
- Located On An Established Avenue In Earlsdon
- EPC Rating D - 59 External Insulation Installed After The EPC Was Completed
- Front Indian Sandstone Driveway/Hardstanding & Single Garage
- Stunning Gardens With Office & Backing Onto The Spinney
- Coventry City Council Tax Band G

19 The Square, Kenilworth, Warwickshire, CV8 1EF
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Woodland Avenue, Coventry, CV5 6DD

A striking executive detached residence occupying one of Earlsdon's most desirable avenues. Extending to approximately 2,600 sq ft, this exceptional five-bedroom family home enjoys a prestigious setting backing onto the Kenilworth Road Spinney and close to the War Memorial Park.

Designed to maximise its beautiful garden outlook, the principal living spaces are positioned to the rear, creating a wonderful connection with the landscaped gardens. The property combines elegant architecture, generous proportions and versatile modern living, with a luxurious en suite bedroom, spa bathroom with private balcony and two Canadian cedar garden pods providing ideal additional space for work or leisure.

A rare opportunity to acquire a distinctive and beautifully positioned family home in one of Earlsdon's most sought-after locations.

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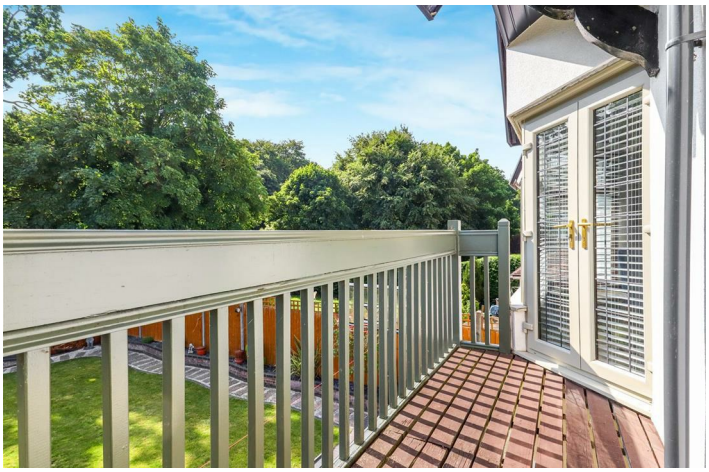
Council Tax Band: G



The Property

A Stunning Executive Detached Residence on One of Earlsdon's Most Desirable Avenues

Occupying an enviable position on the highly regarded Woodland Avenue, this impressive executive detached residence extends to approximately 2,600 sq ft and enjoys a prestigious setting backing onto the Kenilworth Road Spinney and close to the renowned War Memorial Park.

Thoughtfully designed for modern family living, the principal reception rooms are positioned at the rear of the property, taking full advantage of the exceptional garden views and creating a wonderful connection between the house and its surroundings.

A generous L-shaped reception hall provides an impressive welcome, featuring herringbone parquet flooring, a cloakroom, and access to the integral garage. The ground floor offers beautifully proportioned living spaces, with the rear aspect providing a stunning outlook over the landscaped gardens.

To the first floor are five bedrooms, including a luxurious en suite bedroom, together with a stylish family bathroom featuring a spa bath and private balcony — an ideal space to relax and enjoy the peaceful setting.

The rear garden is a true highlight of the property. Its symmetrical design perfectly frames the striking architecture of the house, with the twin double bays, elegant apex detailing and central balcony creating a magnificent focal point. Bathed in easterly sunshine, the garden provides a beautiful setting for entertaining and relaxation.

At the head of the garden are two Canadian cedar pods, offering versatile additional space ideal for home working, hobbies or leisure.

A rare opportunity to acquire a substantial and distinctive family home in one of Earlsdon's most desirable locations, combining architectural elegance, generous accommodation and an exceptional garden setting.

Entrance Hallway

The grand entrance hall is entered through a composite door. Having the original parquet floor, two radiators and stairs rising to the first floor landing. All doors lead off to:

Cloakroom

With a close coupled wc, pedestal wash hand basin, radiator and a frosted window. Original quarry tiled flooring and a medicine cabinet.

Kitchen

24'11" x 11'6"

Comprehensively fitted with cherrywood effect shakers style units to wall and base. The base units have a granite effect counter with an inset sink unit set beneath the window to the fore. Belling range oven with matching extractor canopy. Space for upright fridge freezer and plumbing for an automatic washing machine and dishwasher. Tiled flooring and bow windows to the fore. The breakfast area has built in cabinets and a radiator.

Living Room

16'11" x 16'0"

Bay window to the rear with French doors. Picture rails and the original mahogany fireplace with a recessed wood burning clear view stove. Radiator.

Dining Room

15'1" x 16'1"

With a bay window with French doors onto the rear patio. Engineered wood flooring, radiator. The focal point is provided by a living flame fire with an Adams style surround. Door into the sun room.

Sun Room

8'11" x 16'5"

Tiled flooring with underfloor heating and a bay window with a door to the rear. Wall lights and glazed vaulted ceiling.

Landing

Accessed via an easy tread staircase, access to loft void and doors off to:

Bedroom

18'6" x 15'11"

Bay window to the rear with french doors onto the balcony. Engineered wood flooring and a bank of built in wardrobes. Door into the en suite

En-Suite Bathroom

Having a panel bath, close coupled WC, separate shower cubicle with an electric shower and his and hers wash and basins with vanity units beneath. Tiling to floor and full height to walls heated towel rail and twin frosted windows to the side.

Bedroom
13'1" x 9'10"
Twin windows to the fore and a radiator.

Bedroom
12'5" x 16'1"
Having a bay to the rear with French doors onto the balcony. Ornate fireplace and twin radiators.

Bathroom
Having a spa bath with thermostatic shower over, pedestal wash hand basin and a close coupled wc. Tiling to floor and full height to walls. Heated towel rail and a frosted window.

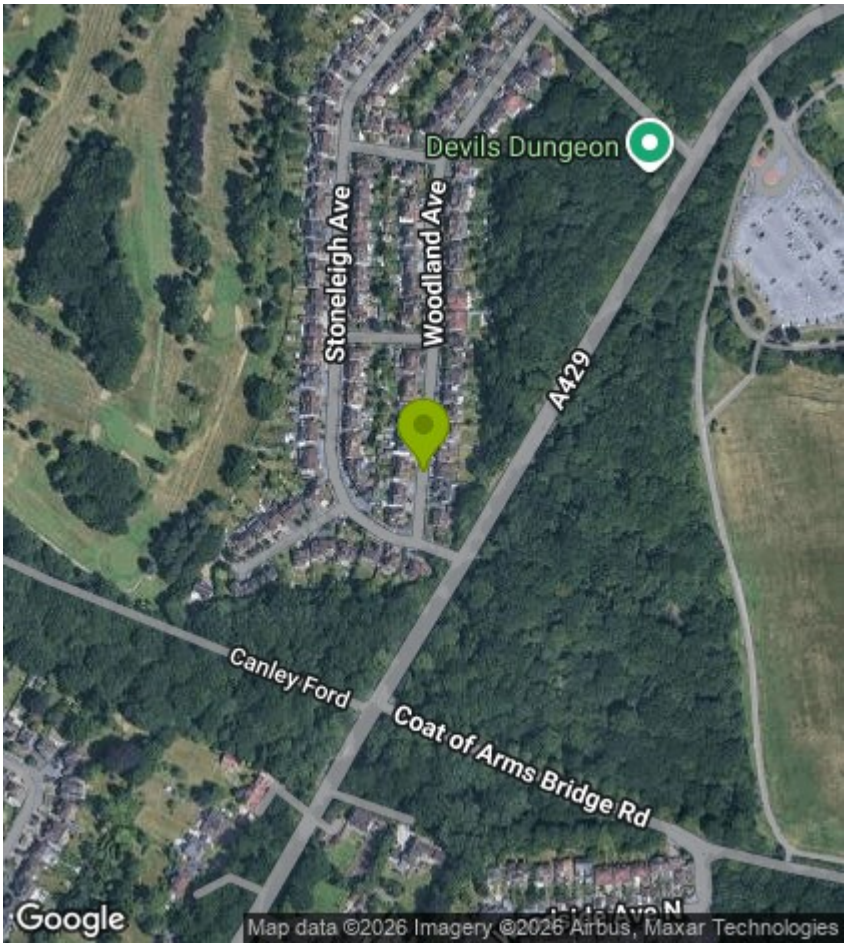
Bedroom
8'11" x 19'1"
Windows to front and rear and a radiator.

Study
7'5" x 12'10"
Window to the fore and a radiator.

Rear Garden
The rear garden has a generous terrace that leads directly off the house and into the formal lawn. Raised brick borders and a pathway lined with sleepers wind to the head of the garden. Side pedestrian access and backing onto Kenilworth Road Spinney.

Garden Pods
At the head of the garden are two garden pods. Both are clad in Canadian Cedar and insulated. One having a canopy and an anti slip decked patio and bi folding doors and shed area to the side. The second having French doors.

Garage
8'11" x 19'1"
With an up and over door, power and lighting.

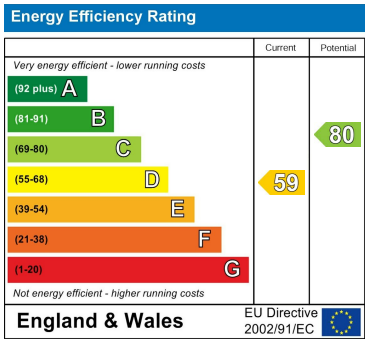


Viewings

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

EPC Rating:

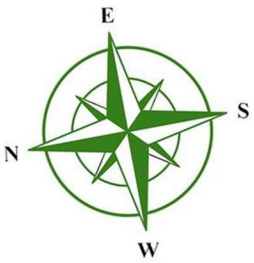
D



BOOTHROYD & Company

LOCATION
Woodland

DETAILS
Total area: 274.92 m²
2959.21 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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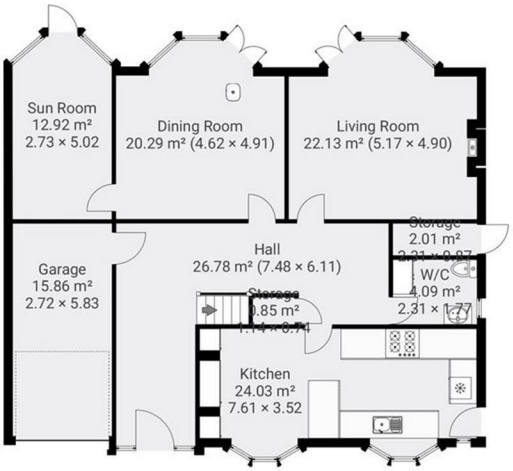
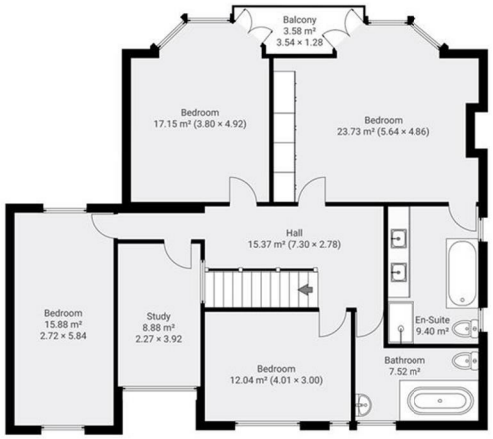
▼ Ground Floor TOTAL AREA: 128.89 m²



▼ 1st Floor TOTAL AREA: 113.51 m²



▼ External TOTAL AREA: 32.53 m²

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