



Highfield Close, Kenilworth, Warwickshire. CV8 1QR

£1,150,000

- Kenilworth Town Centre Split Level Bungalow
- Fabulous Versatile Living Accommodation
- Warm Air Central Heating And Double Glazing Throughout
- Fitted Breakfast Kitchen With Utility
- Mature Landscaped Rear Gardens
- Offered For Sale With No Onward Chain
- EPC Rating E -48
- Triple Car Garage And Driveway
- Three Well Proportioned Bedrooms And Two Bathrooms
- Warwick District Council Tax Band G

6 Highfield Close, Kenilworth CV8 1QR

Discreetly positioned within one of Kenilworth's most sought-after town-centre cul-de-sacs, this elevated split-level bungalow offers a rare combination of privacy and convenience, just a short walk from shops, cafés, Abbey Fields and transport links. Offered for sale with no onward chain, the accommodation centres around a reception hallway. The lounge with feature fireplace adjoins a snug, with double doors opening to a dining room and conservatory. The refitted kitchen includes integrated appliances and a separate utility room.

There are three well-proportioned bedrooms, including a principal bedroom with en suite, together with a refitted family bathroom. A lower ground floor workshop provides access to an integral triple garage. Outside, the rear garden features a patio and mature planting, creating a private setting.



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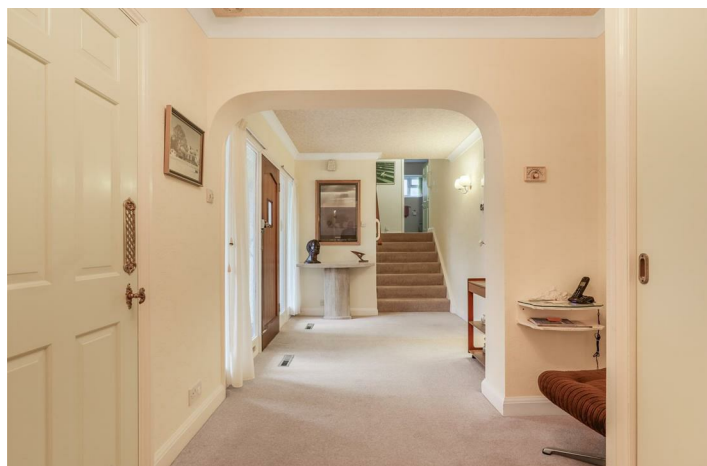


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E

Council Tax Band: G



The Property

Discreetly positioned within one of Kenilworth's most prestigious and rarely available town centre cul-de-sacs, Highfield Close offers an exceptional lifestyle for the discerning buyer. Combining a peaceful, private setting with the convenience of being just a short walk from Kenilworth's boutique shops, cafés, restaurants, Abbey Fields and transport links, this exclusive location is highly sought after and opportunities to purchase here are few and far between.

A rare opportunity to acquire this elevated, split-level bungalow, offered for sale with no onward chain and occupying a prime position within this established enclave. The versatile accommodation begins with a porch and central reception hallway with all principal rooms leading off. The main lounge features an attractive fireplace and adjoins a snug, both enjoying pleasant outlooks across the cul-de-sac. Double doors open into the dining room, which flows into a generous conservatory — ideal for entertaining, hosting and relaxed family living.

The refitted kitchen boasts light oak units, integrated appliances and benefits a separate utility room. On the half landing are three well-proportioned bedrooms, including a principal suite with en suite facilities, complemented by a further refitted four-piece family bathroom.

The lower ground floor has a workshop and provides access to the integral triple car garage, offering excellent storage and secure parking. To the rear, the garden features an attractive patio area and a selection of mature plants and shrubs, creating a private and established outdoor space.

Viewing is strongly recommended to appreciate the calibre, versatility and exclusivity of this outstanding town centre residence.

Approach

The property is set behind a formal lawn and from the driveway is a pathway and steps to the entrance porch.

Porch

With door into the reception hallway.

Reception Hallway

The central reception hall has a built in coats cupboard, cloakroom w/c and all doors leading off to:

Lounge

20'10" x 14'11"

With a bow window to the fore and a focal point provided by a floating marble fireplace with matching hearth and mantel. Double doors open into the dining room and an archway into the snug.

Snug

8'10" x 7'11"

Having windows to the front and side.

Dining Room

14'0" x 11'5"

Having a communicating door into the kitchen, three wall lights and French doors opening into the conservatory.

Conservatory

11'5" x 16'10"

With a tiled floor, double doors onto the patio and a vaulted glass ceiling with blinds.

Breakfast Kitchen

14'8" x 14'9"

The kitchen is comprehensively fitted with an attractive range of light oak, wall and base units. Base units are topped with a roll-edge work surface incorporating an inset sink with mixer tap and water softener. Cooking facilities include a four-ring hob with extractor above and an eye-level double oven. Integrated appliances include a dishwasher and an under-counter fridge. There is an adjoining breakfast area, with doors providing access to the hallway and the utility room beyond. Steps lead down to the workshop and garage.

Utility Room

9'11" x 6'10"

Housing the warm air central heating boiler. Sink unit, plumbing for automatic washing machine and a door and window to the rear garden.

Workshop

10'10" x 8'10"

With door into the undercroft area.

Landing

Accessed from an easy tread staircase and having an airing cupboard, access to loft void and doors off to:

Bedroom One

With a window to the fore and fitted furniture to

include a dressing table, wardrobes and top boxes. Door into the en suite.

En Suite Shower Room

7'10" x 6'0"

With a double width shower, vanity wash hand basin and a concealed cistern wc. Frosted window, wall heater and tiling to splashbacks.

Bedroom Two

15'3" x 10'10"

Window to the rear and a wardrobe.

Bedroom Three

15'3" x 8'10"

With a window to the rear and a wardrobe.

Bathroom

7'9" x 9'2"

Refitted with a white suite that comprises a panelled bath, close coupled wc, vanity wash hand basin and a corner shower cubicle with thermostatic shower. Tiled to full height and to floors. Frosted window and a wall heater.

Triple Garage

33'11" max x 20'3" max

Having a remote up and over door. Power and lighting provided. Door into the rear garden.

Rear Garden.

The rear garden enjoys a paved patio that leads from the conservatory. There are split level lawns which have mature well stock borders. The garden is enclosed with hedged and fenced boundaries and isn't overlooked. Side pedestrian access to either side and a small under croft area.

Fixtures And Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

Services

All mains services connected

Tenure

The property is freehold.







Viewings

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

