



Kenilworth House, Ashow, Kenilworth, CV8 2LE

£2,500 PCM

- Executive Detached Home
- 1/3 Of An Acre Landscape Gardens
- Four Well Proportioned Bedrooms
- Living Room, Dining Room And Study
- Available 24th February 2025
- Picturesque Central Village Location
- Energy Rating E -
- Breakfast Kitchen With Appliances
- En Suite & Refitted Family Bathroom
- Warwick District Council Tax Band G

, Kenilworth CV8 2LE

Kenilworth House was built to an individual design and good quality specification, with well proportioned and laid out accommodation. Having been redecorated, recarpetted and benefitting a newly fitted family bathroom the accommodation comprises: Recessed porch, central hallway with cloaks and a dual aspect lounge. Separate dining, study and fully fitted breakfast kitchen with a utility.

On the first floor are four well proportioned bedrooms, one ensuite shower room and newly fitted bathroom. A particular feature of the property is the superb landscaped 1/3 of an acre garden with south westerly aspect, which was designed to take full advantage of a small brook which flows through the garden and creates the delightful setting in which extensive landscaping has been undertaken. The property is double glazed, has oil fired central heating and is available UNFURNISHED from 24th February 2025.



4



2



3



E

Council Tax Band: G



THE PROPERTY

Kenilworth House was built approximately 40 years ago and occupies a particularly fine position within the main village street, which is a no through road, terminating at the village church on the banks of the River Avon.

THE VILLAGE

Ashow is a small village of great charm and character formerly part of the original Stoneleigh Estate, set in fine undulating countryside and beautifully situated on the banks of the River Avon, just to the south east of Kenilworth and easily accessible and conveniently positioned for Leamington Spa and the A46 bypass with its excellent communication links to Coventry City Centre, Stratford Upon Avon, Warwick and all places in between. The village has an attractive blend of highly individual properties, ranging from Elizabethan cottages to present day architecture that is justifiably regarded as one of Warwickshire's most popular village communities and ideally situated.

PORCH ENTRANCE

Quarry tiled step, hardwood panelled front door with matching side screen with inset glazed panels leading into

RECEPTION HALL

12'0" x 9'6"

Ceramic tiled floor, dog leg staircase rising to first floor with feature windows, under stairs recess with radiator, panelled doors leading off.

CLOAKROOM W.C.

6'8" x 3'10"

White suite, low level w.c., large pedestal wash hand basin, ceramic tiling to half height, matching ceramic tiled flooring, coving, chrome heated towel rail/radiator.

LOUNGE

22'10" x 14'0"

Approached through double timber panelled doors, being a through room, brick feature fireplace with oak mantel, matching brick hearth with recessed fireplace, open flue, front bow window with deep sill and radiator beneath, further radiator, hardwood renewed multi paned double glazed french doors and side windows at rear, coving, two central ceiling light points, t.v. aerial point.

DINING ROOM

13'1" x 12'0"

Oak wood strip flooring, radiator, coving, hardwood double glazed multi paned french doors with matching side screens leading to rear garden, multi paned glazed panel to hall.

BREAKFAST KITCHEN

15'4" x 12'10"

Matching ceramic tiled flooring as throughout, quality base and wall units with rounded edge works surfaces, ceramic tiled splash backs, under unit lighting, inset ceramic Belfast style modern sink unit with mixer tap, under cupboard storage, integrated rangemaster double oven and grill having

electric ceramic hob, matching illuminated cooker hood above, corner units, storage drawers, integrated Whirlpool automatic dishwasher, American style food centre with refrigerator and freezer, ice and water dispenser, integrated breakfast table, high level display units with under unit lighting, further storage cupboards and drawers, LED ceiling down lighters, hardwood multi paned double glazed windows overlooking the delightful rear garden, radiator, panelled stable door leads to the

UTILITY ROOM

13'6" x 4'10"

Matching ceramic tiled flooring, rounded edge work surfaces, matching Belfast modern sink with storage cupboard beneath, two matching double storage cupboards with internal fitting and shelving, space and plumbing for automatic washing machine, space for freezer, floor mounted Potterton oil fired central heating boiler with fitted time control clock and work surface over, glazed door leading to outside, multi paned double glazed side window, further personal door to double garage,

SITTING ROOM/STUDY

10'7" x 9'6"

Engineered oak wood strip flooring, multi paned double glazed front window, radiator, t.v. aerial point, coving.

FIRST FLOOR LANDING

Dog leg staircase with two hardwood double glazed feature windows to L shaped landing with Puerto Rican hardwood panelled feature doors, radiator, folding access trap to large roof space with retractable aluminium loft ladder.

MASTER BEDROOM

15'7" x 14'0"

Multi paned hardwood double glazed window with delightful outlook over the garden, radiator, matching Puerto Rican hardwood and bevelled glazed door to

DRESSING AREA

7'0" x 4'8"

Radiator, black and cream non-slip tiled flooring, double door wardrobe cupboard with hanging rails and shelving, further matching Puerto Rican hardwood and bevelled glazed door to

SHOWER ROOM

Large double shower cubicle with Mira Sport electric shower and glazed screen, vanity unit with inset wash hand basin with mixer tap and pop up waste, five cupboards beneath, low level w.c., ceramic tiling to full height within the shower area and half height to remainder, shaver point, fitted store cupboard with tiled surround, electric heated towel warmer, further radiator, extractor fan, ceiling down lighters.

DOUBLE BEDROOM 2

15'0" x 11'4"

Two multi paned hardwood double glazed windows overlooking the delightful rear garden, radiator.

DOUBLE BEDROOM 3

11'3" x 11'10"

Two double door built-in wardrobe cupboards with hanging rails and shelving, radiator, hardwood multi paned double glazed windows to the front elevation.

DOUBLE BEDROOM 4

11'4" x 11'10"

Hardwood multi paned double glazed dormer window overlooking the delightful rear garden, radiator, three door built-in wardrobe cupboards with hanging rails and storage.

REFITTED FAMILY BATHROOM

8'0" x 8'9"

Refitted with a white suite and having, half tiling with full tiling surrounding the bath/shower area with panelled bath with electric shower over with glazed shower screen, pedestal wash hand basin, low level w.c., ceramic fittings, radiator, chrome heated towel warmer and hardwood double glazed windows with privacy glazing.

DOUBLE GARAGE

17'0" x 17'4"

With fibreglass panelled electrically operated remote controlled up and over door with automatic lighting, further fluorescent strip light, hardwood double glazed multi paned side window, full height pitched roof with useful storage, power and light connected.

OUTSIDE FRONT

The property is set back from the village road with post and rail fencing and having an attractive flower border, shaped Yew trees, central double gates leading to a gravelled forecourt driveway with ample off road car parking for at least 3 to 4 cars and access to the attached double garage. There is external security sensor light and the gravelled driveway extends to the side of the property. Further post and rail fencing and a gated access lead into the rear garden. .

SIDE ACCESS

Behind the garage is a gravelled pathway and walkway with a timber garden shed 6' by 4' with window and door, oil storage tank, wrought iron railings and gated access to the rear garden.

PATIO ARBOUR

Timber arbour patio in a sheltered west facing position leads to

SUPERB REAR GARDEN

The main rear garden of the property with a riven paved patio and delightful lawned garden with inset flower beds and borders with a large variety of shrubs, trees and plants, a central division brook which divides the garden in two sections and provides a most interesting and delightful landscape. The garden has been maintained beautifully and is extensively stocked and planted with fully enclosed hedged boundaries and gives considerable privacy, seclusion and enjoyment. The garden faces south westerly and enjoys maximum sunshine. There is a timber footbridge which links the two sections of the garden. The garden is without doubt a particular feature of the property and extends to approximately 1/3 of an acre in total.

REAR ELEVATION ASPECT

Facing south/west having a full with patio and overlooking the magnificent garden and onto trees with a abundance of colour and year round interest.







Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

