



JULIE PHILPOT  
RESIDENTIAL



## 9 Fieldgate Lane | Kenilworth | CV8 1BT

A very stylish and immaculately presented modernised character cottage retaining many period features, set in this most prestigious 'Old Town' location. The property benefits from a recently constructed garden home office/study, a well planned modern kitchen with central island and built in larder, delightful lounge with log burner, cellar, a luxury ground floor shower room and two double bedrooms.

£319,950

- Viewing Essential
- No Chain Involved
- Two Double Bedrooms & Garden Office/Studio
- Lounge, Cellar & Great Kitchen



## Property Description

### **LOUNGE/DINER**

12' 4" x 11' 4" (3.76m x 3.45m)

An inviting living room featuring ample space for a dining table and chairs, traditional Victorian style radiator, two wall light points, alcove to one side of the chimney where the feature electric log burner is located.

### **KITCHEN**

13' 8" x 9' 4" (4.17m x 2.84m)

A super, modernised kitchen being well planned and including a great deal of storage space with a built in pantry double unit with pull out baskets and spice racks, integrated appliances to include slimline dishwasher, four ring Bosch gas hob with extractor hood over, washing machine, fridge and freezer plus Bosch wall mounted oven. Central island unit. Lantern roof to allow in lots of natural light, complementary tiling and French doors to the outside area.

### **BATHROOM**

8' 8" x 6' 6" (2.64m x 1.98m)

A large ground floor contemporary shower room with walk in shower having monsoon fixed head shower and glazed screen. Concealed cistern w.c. vanity wash basin and heated towel rail.

### **CELLAR**

From the kitchen a door and steps lead down to the cellar which has light and power.

## FIRST FLOOR

### DOUBLE BEDROOM ONE

12' 4" x 11' 3" (3.76m x 3.43m)

A lovely large bedroom with radiator and built in wardrobe.

### DOUBLE BEDROOM TWO

9' 6" x 7' 7" (2.9m x 2.31m)

A second first floor double bedroom with rear garden views, radiator and built in storage cupboard housing the Worcester gas combination boiler. Access to large roof storage space via pull down wooden loft ladder.

## OUTSIDE

### REAR GARDEN

There is a very sunny south facing rear garden which is also easy to maintain and has timber fencing forming the boundaries. There is a nice patio area with space for table and chairs plus an astro turf lawn and raised bed border to one side.

### GARDEN ROOM/HOME OFFICE

9' 2" x 8' 2" (2.79m x 2.49m)

This purpose built home office adds extra square footage to this beautiful cottage by providing a versatile space that can service as a workspace, gym, yoga or art studio. Additionally it features laminate flooring, lighting, power and a hard-wired WIFI connection that ensures reliable internet access.



## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

**T:** 01926 257540

**E:** sales@juliephilpot.co.uk

**W:** www.juliephilpot.co.uk

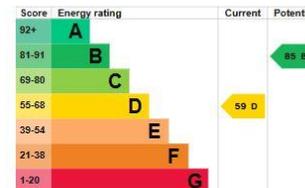
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60