



JULIE PHILPOT
RESIDENTIAL



87 John O'Gaunt Road | Kenilworth | CV8 1DY

£600,000

A detached family home with a large rear garden backing onto farmland with a sunny south west facing aspect. Properties in this location are very sought after due to the views and location and we expect high demand for viewings. This much loved property has been in the ownership of the family for over 50 years. There are four bedrooms, a lounge and dining room plus kitchen, utility and cloakroom. Outside is driveway parking a garage and the super garden.

- Detached Family Home With Four Bedrooms
- Open Farmland Views To Rear
- Large Garden
- Garage & Driveway Parking



Property Description

DOOR TO

ENTRANCE HALL

With radiator and understairs storage space.

CLOAKROOM

Having w.c and wash basin.

KITCHEN/BREAKFAST ROOM

12' 4" x 10' 3" (3.76m x 3.12m)

Having a range of cupboard and drawer units and matching wall cupboards. Four ring electric hob with extractor hood over, wall oven with cupboard above and drawers under. Floor standing Potterton gas boiler. Worksurfaces extending to form breakfast bar. Open views.

LOUNGE

13' 9" x 11' 2" (4.19m x 3.4m)

With bay window, radiator, three wall light points and feature fireplace with gas fire.

DINING ROOM

10' 0" x 13' 0" (3.05m x 3.96m)

With radiator and French double doors to the rear garden.

UTILITY ROOM

8' 2" x 6' 4" (2.49m x 1.93m)

With space and plumbing for washing machine, space for tumble dryer and additional space for further appliances. Door to garage and door to:

GARDEN STORE-ROOM

8' 6" x 6' 6" (2.59m x 1.98m)

Ideal for garden storage and planting up for garden shrubs. Door to rear garden.

FIRST FLOOR LANDING

Having airing cupboard housing insulated hot water cylinder.

BEDROOM ONE

13' 0" x 11' 2" (3.96m x 3.4m)

With radiator and built in double wardrobe.

BEDROOM TWO

12' 9" x 10' 9" (3.89m x 3.28m)

With radiator, built in wardrobe and open farmland views.

BEDROOM THREE

15' 9" x 7' 3" (4.8m x 2.21m)

This room has been extended from the original build to provide a spacious room with two radiators and built in wardrobe.

BEDROOM FOUR

9' 1" x 8' 1" (2.77m x 2.46m)

A fourth double room with radiator and open views.

BATHROOM

Having been changed to provide a large walk in shower with Triton electric shower and glazed shower screen, if a bath is preferred it can easily be changed again. Pedestal wash basin, w.c and heated towel rail.

OUTSIDE

GARAGE

17' 4" x 8' 1" (5.28m x 2.46m)

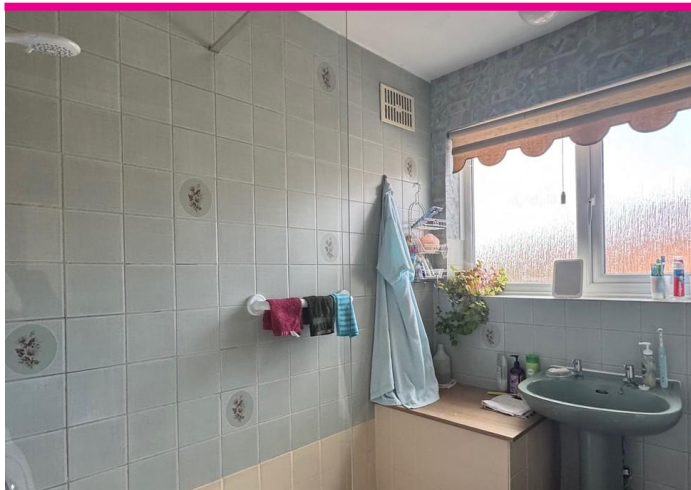
Having an up and over door, light and power plus personal door into the utility.

FRONT GARDEN

There is a large driveway providing parking with attractive front garden and side access leads to:

REAR GARDEN

There is a lovely, large rear garden which enjoys a sunny south west facing aspect and open views over farmland to the rear. There is a paved patio with an area of lawn and several mature shrubs. Timber fencing forms the side boundaries.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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

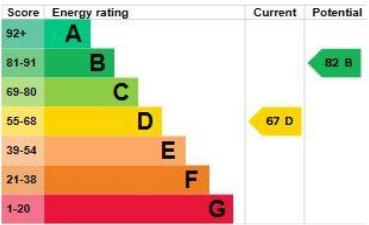


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Energy rating and score

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