



Abbey End, Kenilworth

Price Guide £1,300,000

- Grade II Listed Georgian Town House
- Kenilworth Conservation Area
- No Onward Chain
- Four Reception Rooms
- Triple Car Barn And Additional Parking
- Four Bedrooms With Ensuites
- Energy Rating D - 67
- 3 Oven Gas Aga Cooker
- Walled South West Facing Rear Garden
- Warwick District Council Tax Band G

Abbey End, Kenilworth, CV8 1LS

A rarely available fine Georgian end terraced grade 2 listed character house situated within walking distance of the town centre and opposite the delightful Abbey Fields. This fully renovated and refurbished accommodation offers four double ensuite bedrooms, fitted study/bedroom five, dining hall, lounge, sitting room, breakfast/garden room, fitted custom kitchen with gas AGA, cloakroom WC, utility, cellar, forecourt enclosed garden, side gated driveway with electric gates to parking and triple garage barn. Delightful landscaped fully walled south/west facing rear garden. No Onward Chain.



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4



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D - 67

Council Tax Band: G



APPROACH

A wrought iron enclosed forecourt garden leads to the portico entrance with twin outside lanterns and original front door with fanlight leading into

DINING HALL

Part original oak floor boarding, radiators with fitted radiator covers, coving to ceiling, built-in cloaks cupboard with coat hanging space and door to enclosed tank cupboard with pressurised hot water cylinder with fitted immersion heater, time control clock for central heating and hot water programming, front bay window with secondary glazing and plantation shutters. Fireplace with slate mantel surround with inset Georgian original grate.

LOUNGE

Coving to ceiling, original oak floor boards, Fireplace with slate mantel surround with inset cast-iron inset with matching slate hearth, front feature bay window with secondary glazing, window seat, plantation shutters, 5 amp lighting circuits with dimmer light switching.

INNER HALL

Original flagstone flooring, coving, radiator with fitted radiator cover, stairs leading to first floor, door to cellar, part glazed door to rear garden, and doors leading off

SITTING ROOM

Chimney breast with wall mounted TV position and beneath an inset Gazco ceramic remote control living flame stove, twin built-in shelving units with cupboards beneath and recessed lighting above, coving, rear sash window with original Georgian sash shutters, side window with further shutters, radiator with fitted radiator cover, original oak floorboards, three wall lights.

CLOAKROOM

Fitted low-level WC and recessed wash hand basin within granite top, panelling below, travertine marble floor, radiator and extractor fan and fitted down lighting on sensor

KITCHEN

Travertine marble floor, radiator, custom built and painted units with riverbed granite work surfaces with matching upstands, central island housing the Neff combination microwave oven and twin plate induction hob, bin and tray storage and incorporating an oak perching bench, fitted units with cupboards and drawers with matching wall units and glazed display cupboards, tall matching pantry cupboard with fitted shelving, double recessed Belfast oversized sink with brushed nickel mixer tap, integrated Miele dishwasher, integrated large refrigerator. Black three oven gas fired AGA, twin side spice/herb cupboards, corner unit with pull out shelves, extractor fan, down lighting, side window and opening leading into the

DINING/GARDEN ROOM

Travertine marble flooring, ceiling down lighting, radiator, double glazed feature central lantern, recessed lighting, matching dresser unit to kitchen with oak shelf, cupboards, drawers and glazed display cabinets. Multi-paned window overlooking the rear garden and twin glazed doors to side patio.

UTILITY ROOM

Travertine marble floor, radiator, base and wall units with space and plumbing for automatic washing machine and tumble dryer, single drainer stainless steel sink unit, twin tall storage cupboards, recess for freezer, extractor fan, fluorescent strip lighting.

CELLAR

Access from the inner hall with brick steps with handrail, side storage shelving and coat hanging space leading to large dry storage cellar with front basement window, gas and electricity meters. There is potential to convert the cellar into a gym or cinema room.

FIRST FLOOR LANDING

Staircase from the inner hall with banister rail and oak spindles and newel posts and matching staircase to the second floor, coving, radiator within fitted radiator cover, feature recess, burglar alarm control pad, original sash window overlooking the rear garden.

DOUBLE ENSUITE BEDROOM ONE

To rear with coving, original fireplace surround with Georgian inset grate, range of built-in wardrobe cupboards having three double and one single door, Georgian sash window overlooking the rear garden, and door to

EN SUITE BATHROOM

Travertine marble tiled floor with matching wall tiling, large freestanding cradle bath with mixer tap and shower attachment, corner quadrant shower cubicle with glazed screen doors and mains fed shower mixer, matching large wash hand basin with mixer tap twin glazed shelves beneath, and illuminated mirror fronted bathroom cabinet with shaver point, wall hung low-level WC with concealed cistern., chromium heated towel warmer and additional radiator. Multi-paned hardwood window overlooking the rear garden. Extractor fan and ceiling down lighting.

DOUBLE ENSUITE BEDROOM TWO

To front with feature front bay with secondary glazing, built-in window seat and plantation shutters, and two down lights above, coving, corner walk-in dressing closet with hanging rails and shelving, original mantel surround with Georgian inset grate, radiator within fitted radiator cover and additional radiator, door to

ENSUITE SHOWER ROOM

Ceramic tiled flooring with three walls being fully ceramic tiled, radiator, multi-paned Georgian style sash window with secondary glazing and plantation shutters, corner quadrant shower cubicle with glazed screen shower doors and mains fed mixer shower, vanity unit with drawers and recessed wash hand basin with mixer tap and illuminated mirrored bathroom cabinet above, recessed low-level WC with concealed cistern, chromium heated towel warmer and additional radiator, ceiling down lighters.

DOUBLE ENSUITE BEDROOM THREE

Coving, fireplace with original mantel surround and inset Georgian grate, feature front bay with views of Abbey Fields, secondary glazing and plantation shutters and twin ceiling down lighters above, radiator within fitted radiator cover and secondary radiator door to

ENSUITE BATHROOM

Ceramic tiled floor, radiator, chromium towel warmer, P-shape panel bath with mains fed shower over, controlled by twin shower/tap valves, ceramic tiling to splash back and extractor above. Illuminated mirror fronted bathroom cabinet with shaving point and counter top wash hand basin with mixer tap, low-level WC, built in airing cupboard with slatted shelving having light and internal radiator, Georgian multi-paned sash window with views over Abbey Fields.

SECOND FLOOR LANDING

Approached by the matching staircase from the first floor landing with double glazed Velux rooflight with delightful rear views towards Kenilworth Castle and over Abbey Fields, ceiling down lighters, and built-in storage cupboard with fitted lighting.

DOUBLE BEDROOM SUITE FOUR

A feature large bedroom with angled roof slopes with exposed beams, ceiling down lighters, two Velux double glazed rooflights with views towards Kenilworth Castle over Abbey Fields, double door built in wardrobe cupboard, fitted corner desk unit with shelving and storage cupboards, two radiators and a multi-paned glazed door to

ENSUITE SHOWER ROOM

Ceramic tiled flooring with stainless steel insets, corner quadrant shower cubicle with glazed screen shower doors and mains fed mixer shower, vanity unit with twin cupboards and recessed wash hand basin with mixer tap and illuminated mirrored bathroom cabinet above, recessed low-level WC, radiator, chromium heated towel warmer, ceiling down lighters. To the front roof slope there is a heritage roof light with opening fire escape window.

TRIPLE CAR BARN

Approached from the rear courtyard area at the bottom of the side driveway entered through electric security gates and over a cattle grid and down the drive to the 3 bay garage barn with two extra wide open carport

parking bays and one enclosed similar garage with double timber garage doors together with a side personal door and a log store side addition. There is electric light and power connected together with external sensor lighting, there is a cold water supply to the garages with an external tap. Within the car port area there is a high level storage deck.

THE WALLED REAR GARDEN

The rear garden faces ideally south westerly to get the maximum sunshine hours and best light. The professionally landscaped garden is laid out on three levels with a top entertainment patio with central blue brick inlay and ideal for alfresco dining and BBQs. There is external lighting, cold water and steps to the next level with lawn, flower beds, beech hedging and borders and a block paved path and a sheltered paved area with Acers trained over to provide summer shade. Further steps lead to the lower lawn with crescent paved path and additional planted beds and beech hedging. The garden is fully enclosed with external lighting and enjoys good privacy and seclusion.

FRONTAGE

The house is set back from the road behind a lower brick curved wall with wrought iron railings with matching central pedestrian gate and side opening. There is a York stone path leading to the front door with two external lantern lights and an original boot scrape. The front is laid to gravel for ease of maintenance with planted front hedging with bluebells beneath. There is a side parking driveway beyond which is a car port entrance to the driveway behind with front wrought iron gates and additional electric security gates to the rear. There is ceiling downlighting on sensors together with a power point.

TENURE

The property is Freehold.

SERVICES

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
17 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

OUTSIDE

The outside to the house is a special feature due to the aspect and parking provision in such a central town location with parking for 5 cars.

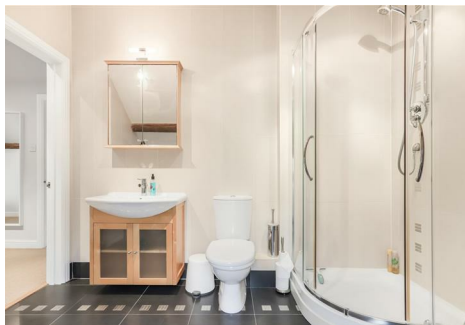
FIXTURES AND FITTINGS

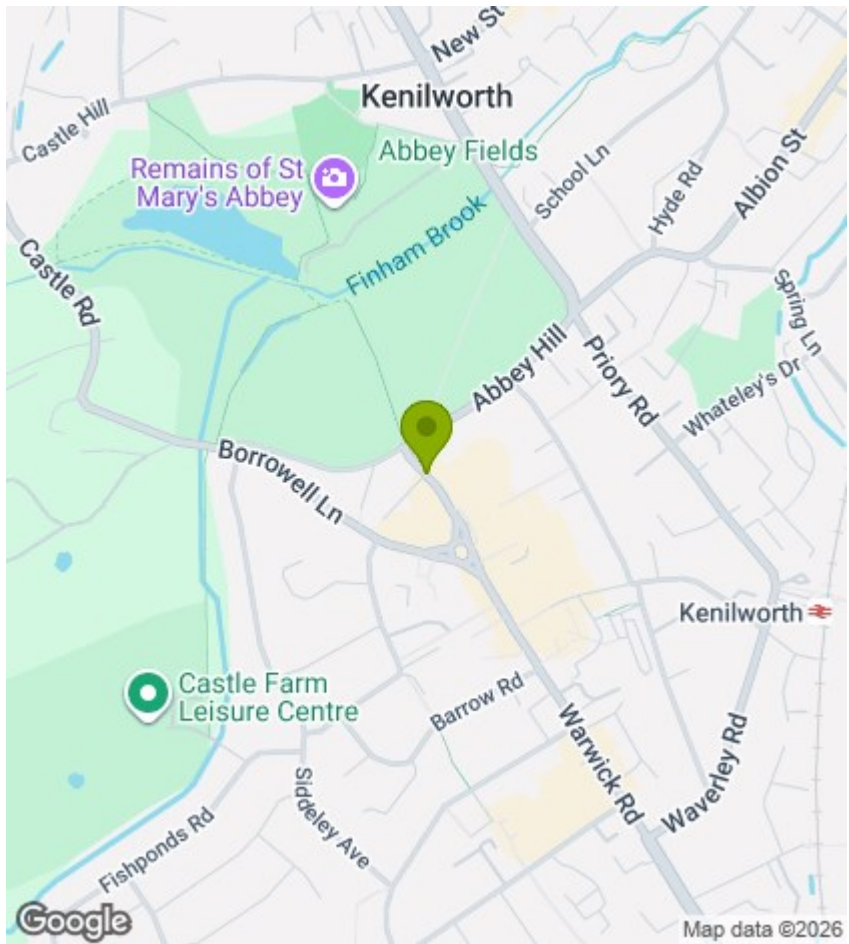
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded. Certain items will be available for purchase under separate negotiation.

CONNECTED INTEREST

The seller of this property is a connected party to the selling agents Boothroyd and Company.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

