



Gloster Drive, Kenilworth, Warwickshire. CV8 2TU

£1,375,000

- Fabulous turnkey residence in Old Town Kenilworth
- Three generous reception rooms and first floor snug
- Stunning kitchen/family room with integrated appliances
- Underfloor heating and double glazing throughout
- Principal bedroom with twin dressing rooms & en suite
- Extensively refurbished and extended family home
- EPC Rating C - 74
- Five bedrooms, four bathrooms and gymnasium
- Beautiful quiet cul-de-sac location
- Warwick District Council tax band G

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Stunning Extended & Modernised Executive Home in Premier Old Town Kenilworth.

This exceptional five-bedroom detached residence in the historic Old Town has been beautifully extended and extensively modernised to the highest standard, offering the perfect blend of classic charm and contemporary luxury.

Designed with both family living and entertainment in mind, the heart of the home is the breathtaking kitchen/family room, complete with a bank of ovens, premium integrated appliances, and striking bi-folding doors that open seamlessly onto the landscaped rear garden.

Underfloor heating runs throughout the entire property, providing both comfort and energy efficiency.

The generous living space continues with three well-proportioned reception rooms, offering flexible accommodation for formal dining, relaxation or home entertaining. Upstairs, the luxurious principal suite boasts his and hers bespoke dressing rooms and a magnificent en suite bathroom. Four additional bedrooms are served by three stylish bathrooms, all featuring Porcelanosa tiling, fittings by Hansgrohe and Villeroy & Boch, and granite counters.

Further enhancing the lifestyle offering, the property has been adapted to include a gymnasium with a spacious living area above - ideal for hobbies, home working or additional guest space.

Externally, the property is approached via a generous driveway and enjoys a beautifully landscaped rear garden, perfect for alfresco entertaining.

This is a rare opportunity to acquire a high-specification home in one of Kenilworth's most sought-after locations.



Council Tax Band: G



Why Live In Old Town Kenilworth?

Old Town is one of Kenilworth's most desirable neighbourhoods, celebrated for its historic charm, attractive period homes, and strong sense of community. At it's heart lies the picturesque Old High Street lined with traditional pubs, independent restaurants and local shops, creating a relaxed, village-like atmosphere that's increasingly hard to find.

Life here is both vibrant and tranquil. Residents enjoy a slower, more enjoyable pace of life, often gathering for regular community events or simply enjoying a drink at a local pub. Just a short stroll away is a renowned Michelin-starred restaurant, offering fine dining just minutes from your doorstep.

With Kenilworth Castle and The Abbey Fields as a stunning backdrop, the area combines heritage and lifestyle in perfect harmony. Practical benefits include excellent local schools, convenient transport links via the nearby train station, and easy access to Coventry, Leamington Spa and Birmingham.

Riverside walks, green spaces, and a warm, welcoming neighbourhood make Old Town Kenilworth a standout choice for anyone seeking a place to call home.

Entrance Hallway

Entered through an oak door with frosted side lights. The hallway has a sunken mat well, oak flooring and staircase to the first floor with a cupboard beneath and doors leading off to:

Cloakroom

With a concealed cistern toilet, bespoke vanity unit with inset wash basin, granite counter and cupboards below. Contains whole house water filter.

Lounge

7.00m x 4.48m (22'11" x 14'8")

Continuation of the oak flooring, skylight windows and powder coated bi-folding doors onto the rear terrace. The focal point is provided by a wood burning stove set within a stone fireplace with matching hearth.

Dining Room

2.84m x 4.92m (9'3" x 16'1")

Twin windows to the front and oak flooring.

Sitting Room

3.58m x 3.45m (11'8" x 11'3")

With a bay window to the front and oak flooring.

Kitchen/Breakfast Room

8.24m max x 8.77m max (27'0" max x 28'9" max)

Marble flooring and comprehensively fitted with a range of Shaker style units to wall and base with granite counters. To one wall is a bank of Miele integrated appliances that include eye level ovens, steam oven, warming drawers and coffee maker and space for an American fridge freezer. Central to the kitchen is the island with pan drawers, five burner gas hob, integrated sink and seating space. Bi-folding doors run the full width of the kitchen and lead out onto the rear terrace and garden.

Utility Room/Boot Room

5.66m x 3.94m (18'6" x 12'11")

Matching shaker style units to base with a granite work surface and a Belfast porcelain sink. Space for separate washer and dryer. There is a staircase rising to the office/snug, doors to the front and rear and access to the gymnasium.

Gymnasium

4.99m x 5.26m (16'4" x 17'3")

The gymnasium has twin doors to the front, mirrored walls and air conditioning.

Office/Snug

4.91m x 5.08m (16'1" x 16'7")

Situated over the gymnasium and having a dormer window to the front and a built in bookcase to one wall.

Covered Access

With travertine floor, door into the rear garden and shelving.

Landing

With access to loft void, airing cupboard and a window to the front.

Principal Bedroom

3.22m x 4.78m (10'6" x 15'8")

With twin windows overlooking the rear garden and doors off to his and hers dressing rooms with bespoke built in furniture.

En Suite

This magnificent bathroom suite boasts a Bette bath set within a granite surround. The separate walk in shower has both side and overhead showers and a Bette floor. His and hers wash basins are set within a granite counter with bespoke units below. Heated towel rail, porcelain tiled floor and concealed cistern toilet.

Bedroom

3.46m x 3.23m (11'4" x 10'7")

Bank of fitted wardrobes to one wall and window to the rear. Door into the en suite bathroom

En Suite

Half-pedestal wash basin and concealed cistern toilet with with double mirrored cabinet over. Corner shower cubicle with thermostatic shower. Heated towel rail and porcelain tiled floor.

Bedroom

3.64m x 3.45m (11'11" x 11'3")

Window to the fore and a bank of wardrobes to one wall. Door into the en suite shower room.

En Suite

Wall hung wash basin set in bespoke granite counter with fitted cupboards under. Corner shower cubicle with thermostatic shower. Concealed cistern toilet, heated towel rail and porcelain tiled floor.

Bedroom

3.46m x 2.86m (11'4" x 9'4")

With a window to the front and door into the en suite.

En Suite

Half pedestal wash basin, shower cubicle with a thermostatic shower and concealed cistern toilet. Heated towel rail, porcelain tiled floor and granite counter.

Rear Garden

The rear garden has a large porcelain-tiled terrace that leads off the house and provides an attractive seating area. A pathway leads to a small sun lounge and barbecue area set beneath a beautiful magnolia. The garden is enclosed with walled, hedged and fenced boundaries, has an outside tap, power points and private side gated access.

Services

All mains services are connected.

Tenure

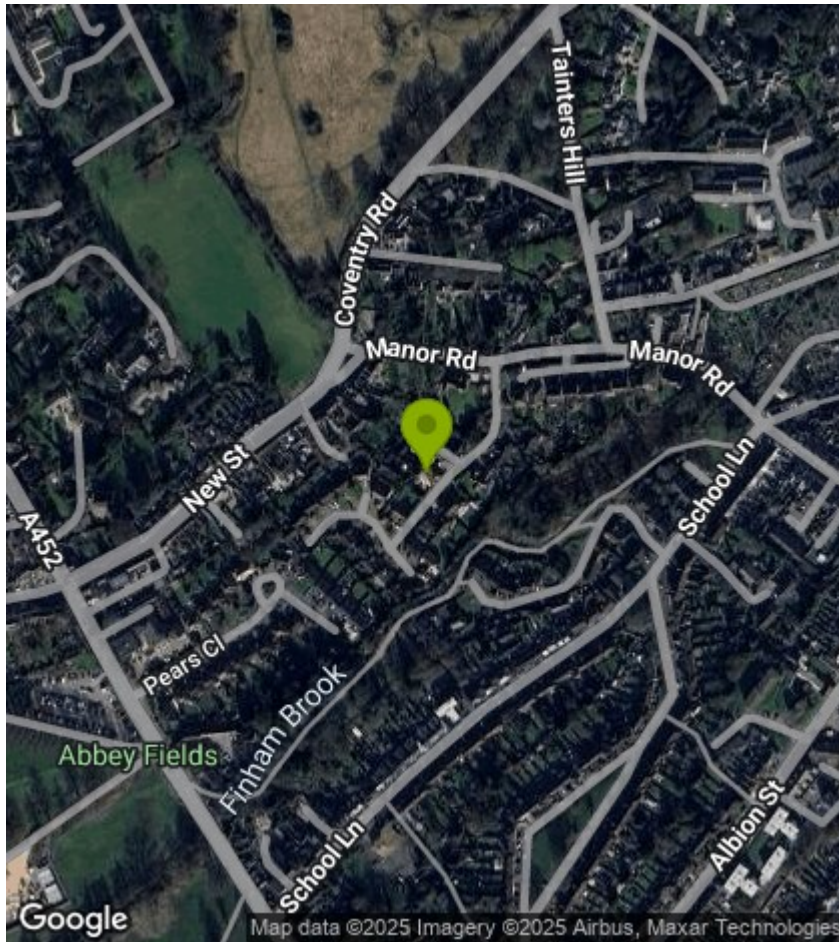
The property is Freehold.

Fixtures And Fittings

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







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

