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Hunters Lodge, Kenilworth Road, Leamington Spa, CV32 5TL



An individually styled detached residence of attractive style providing superbly appointed flexible five bedroomed accommodation including impressive home working suite, surrounded by pleasant walled gardens in this convenient 'backwater' town location.

Kenilworth Road

Is a highly favoured north Leamington Spa location comprising many fine period dwellings, being ideally sited a short walk from the town centre and a comprehensive range of facilities and amenities including local shops, a variety of state and private schools and a comprehensive range of recreational facilities within easy reach. The local railway station and motorway network are also easily accessed.

Hunters Lodge

Is an individually styled detached family residence originally constructed in 2009 by well regarded local builders, Messrs A C Lloyd to this attractive style providing superbly appointed flexible five bedroomed accommodation which has been further improved by the present owners to incorporate an impressive home working suite. The property is pleasantly situated just off Kenilworth Road in this quiet 'backwater' situation with the walled landscaped garden surrounding the property. The agents consider internal inspection of this truly unique property, which affords an exceptionally high level of appointment with adaptable accommodation, to be essential for its situation, style, level

of accommodation and standard of presentation to be fully appreciated.

In further detail the accommodation comprises:-

Open Porch

Leads to...

Reception Hall

With double radiator, engineered wood flooring, under stair cupboard and staircase off, twin glazed panelled doors leading to...

Lounge

21'6" x 16' (6.55m x 4.88m) With windows to three aspects including twin double French doors to rear garden, bay





window, three radiators and contemporary style gas fire and connection.

Sitting Room

18' x 7'10" (5.49m x 2.39m) With engineered wood flooring, windows to two aspects including two radiators, access to...

Ground Floor Bedroom

11'9" x 8' (3.58m x 2.44m)

En-Suite Shower Room/WC

8' x 5'9" (2.44m x 1.75m) With walk-in tiled shower cubicle, wash hand basin, low flush WC, chrome heated towel rail, extractor fan, down lighters, being tiled with tiled floor.

Dining Room

16'6" x 11'3" (5.03m x 3.43m) Accessed from the reception hall, with engineered wood flooring, two radiators, open to...

Open Plan Living Kitchen

16'6" x 16'6" (5.03m x 5.03m) With extensive range of base cupboard and drawer units with complementary granite work surfaces and returns, matching high level cupboards, single drainer one and a half bowl porcelain sink unit with mixer tap, built in dishwasher, Hotpoint double oven, four ring hob unit and extractor fan over, concealed pelmet lighting, radiator, engineered wood flooring, matching island unit incorporating breakfast bar, fridge/freezer and integrated wine rack.

Family Room

10'9" x 21'9" (3.28m x 6.63m) With bi-folding doors, two radiators, pitched ceiling feature, engineered wood flooring.

Inner Hall/Utility Area

5'3" x 7'9" (1.60m x 2.36m) With base cupboard and drawer units, rolled edged work surfaces, wash hand basin and mixer tap, plumbing for automatic washing machine, vented for tumble dryer, tiled floor and staircase to..

Working Suite

Comprising...





Office/Study

12'10" x 17' average (3.91m x 5.18m average) With feature pitched ceiling with deep velux windows and blinds, glazed panelled balustrade, radiator.

Cloakroom/WC

8'3" x 7' (2.51m x 2.13m) With wash hand basin with mixer tap, low flush WC, tiled floor, radiator and shower room with over-sized tiled shower cubicle with integrated shower unit, tiled floor, chrome heated towel rail,

Accessed from the reception hall is the principal staircase with balustrade, radiator and access to roof space.

Bedroom One

17'7" x 16'2" (5.36m x 4.93m) With radiator, range of built in wardrobes with sliding mirrored doors, hanging rail and shelves.

En-Suite Shower Room

7'6" x 7'6" (2.29m x 2.29m) Being tiled with tiled floor, over-sized shower cubicle, integrated shower unit, low flush WC, vanity unit incorporating wash hand basin with mixer tap.

Bedroom Two

15'9" x 10'3" (4.80m x 3.12m) With double built in wardrobe, hanging rail, shelf, radiator.



Bedroom Three

9'9" x 10'9" (2.97m x 3.28m) With radiator, velux window, boiler cupboard containing Worcester combination gas fired central heating boiler and built in wardrobe with hanging rail and shelf.

Bedroom Four

8'2" x 8'6" (2.49m x 2.59m) With velux window, radiator.

Bathroom/WC

7'3" x 8' (2.21m x 2.44m) Being tiled with tiled floor, wash hand basin inset to vanity unit with mixer tap, panelled bath, electric shower and screen, low flush WC, heated towel rail, down lighters.





Outside

Set back from Kenilworth Road and approached via a shared private drive leads to the private gravelled off road car parking facility which leads to the garage. The lawned landscaped gardens to the front, side and rear of the property are extensively paved with inset easily managed, very well stocked flower beds with further raised sun terrace and further rear paved patio area with outside lights.

Integral Garage

13' x 16'6" (3.96m x 5.03m) With electric up and over door, electric light, power point and personal door.

Tenure

The property is understood to be freehold, however the property is subject to a small service charge for the maintenance of the shared private drive - further details on request.

Services

All mains services are understood to be connected including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Proceeding north from our office via Clarendon Place, bear right into Clarendon Avenue, turning left into Kenilworth Road. Access to the property will be found located on the right hand side.

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