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**Windy Arbour  
CV8 2BH**

# Windy Arbour

## CV8 2BH

Welcome to this stunning five bedroom detached bungalow located in the picturesque road - Windy Arbour, Kenilworth. This property offers a perfect blend of space, comfort, and style, making it an ideal home for those looking for a peaceful retreat. This hugely deceptive home gives wonderful family accommodation with a landscaped rear garden. The garden area consists of large paved area ideal for outside entertaining and turfed area ideal for families.

As you step inside, you are greeted by an open plan kitchen lounge dining area, perfect for entertaining guests or enjoying family meals together. The spacious lounge provides a cosy setting for relaxing evenings or hosting gatherings with loved ones.

With five bedrooms, this bungalow offers ample space for a growing family or those in need of extra room for guests or home offices. The master bedroom benefits from a wonderful feature window and ensuite shower room. The property's layout ensures privacy and comfort for all residents.

One of the standout features of this property is the parking for several vehicles, providing convenience for homeowners with multiple cars or visitors.

Located in the charming road of Windy Arbour in Kenilworth, this bungalow offers a tranquil setting while still being within easy reach of local amenities, schools, and transport links.

The property is ideally located for school catchments for school such as Thorns, Park Hill & Kenilworth Schools.

Don't miss the opportunity to make this beautiful bungalow your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

**selling quality**  
property since 1995



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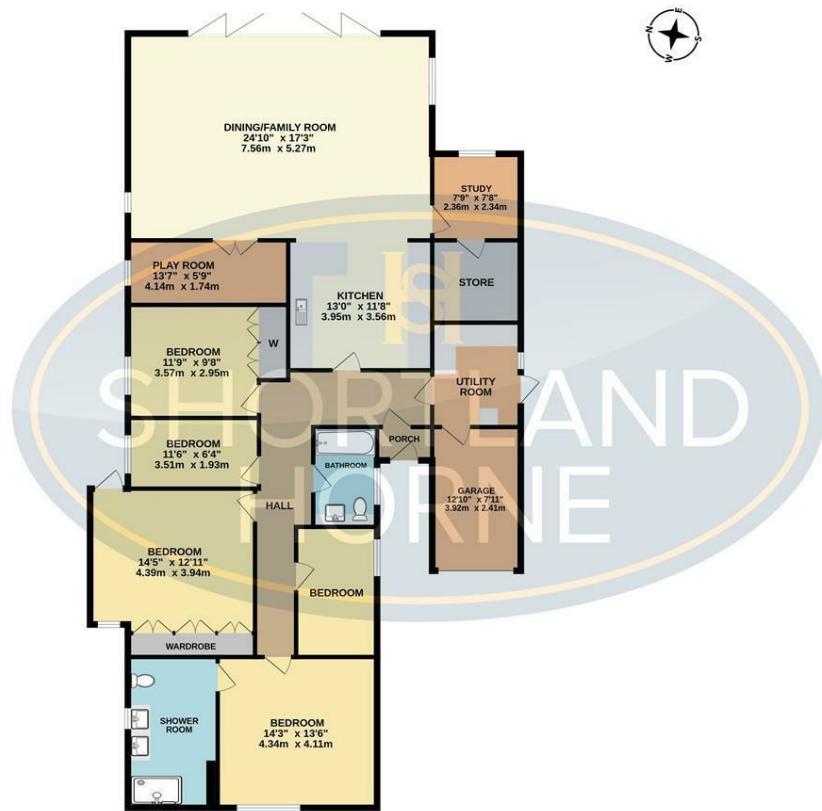


## Dimensions

Entrance Hall	Utility Room
Porch	Family Bathroom
Kitchen	Garage
4.19m x 3.56m	3.86m x 2.41m
Dining/Family Room	
7.57m x 5.26m	
Play Room	
4.14m x 1.75m	
Master Bedroom	
4.27m x 4.11m	
Shower Room	
Bedroom Two	
4.39m x 3.94m	
Bedroom 3	
3.51m x 1.93m	
Bedroom 4	
3.58m x 2.95m	
Study	
2.36m x 2.34m	
Store Room	



## Floor Plan



**Total area: 2064.00 sq ft**

### Disclaimer

**Services** All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

**Fixtures and Fittings** Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing** Strictly by arrangement through Shortland Horne.

**Measurements** Room measurements and floor plans are for guidance purposes only and are approximate.

**Purchase Procedure** It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering** We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

TOTAL FLOOR AREA: 2064 sq ft. (191.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Dimensions may not reflect the exact measurements of the property and are given as a guide only to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapbox 2024.

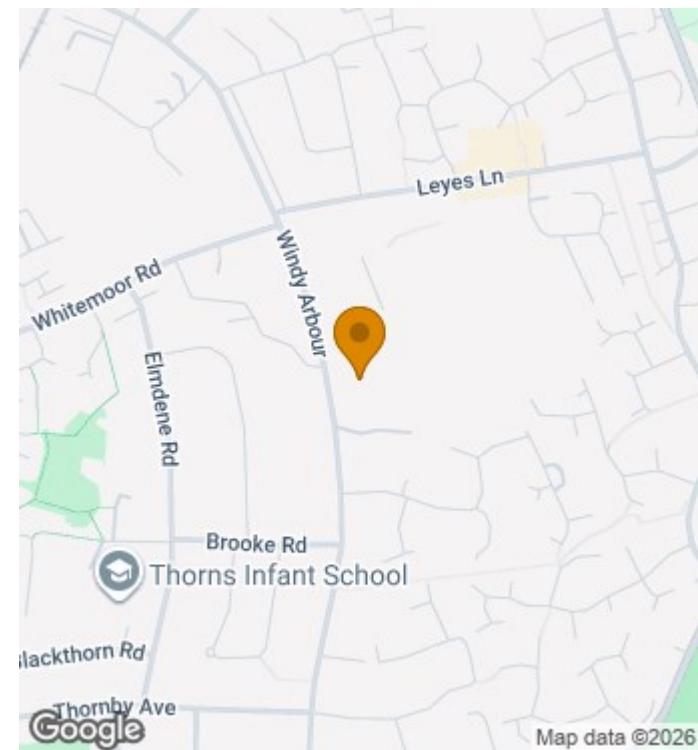
employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

**Appliances** We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals** If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practice of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

## Location Map



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
74	81		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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