



5 The Wardens
Kenilworth | Warwickshire | CV8 2UH

5 THE WARDENS

A rare opportunity to acquire a stunning four double bedroom executive home in a sought after convenient part of Kenilworth. This beautifully presented much loved home provides spacious living accommodation on the ground floor, two ensuite, and a spacious family bathroom on the first floor. The property is situated behind an electric gate with two other properties in a quiet cul de sac, to the rear is a good sized private south facing garden.







KEY FEATURES

Ground floor

Entering the generous entrance hall you have access to the drawing room, a very well presented room looking out to the front, which flows through into the family room that opens out onto the south facing rear garden. The family room continues through into the dining area which is perfectly located by the entrance hall adjacent to the kitchen and utility room. The kitchen has been beautifully fitted with granite worktops, plenty of storage units, and an adjoining utility with access out to the side and rear. From the entrance hall you can access the semi integral double garage, WC, and cloak cupboard.









KEY FEATURES

First floor

Stairs rising from the entrance hall bring you to a spacious landing area giving access to the four double bedrooms two of which hold ensuite bathrooms. There is a generous family bathroom that is beautifully decorated throughout.

















Outside

Through an electric gate at the front you enter a private drive in a quiet cul de sac, there are two other properties behind the electric gate in this part of the development.

There's a driveway with parking for two cars and a pretty landscaped garden at the front. A semi integrated double garage provides further parking for another two vehicles.

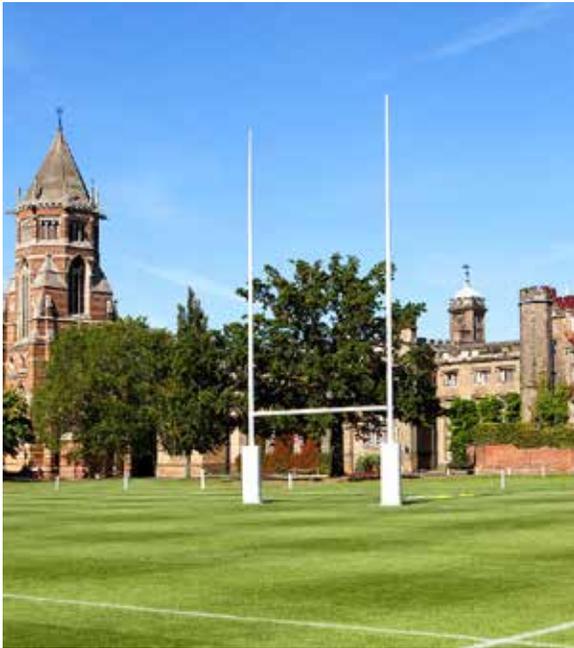
To the rear accessed by bifolding doors in the family room, side door in the utility, or side gate you have a good sized private rear garden, the perfect place to entertain with friends and family.

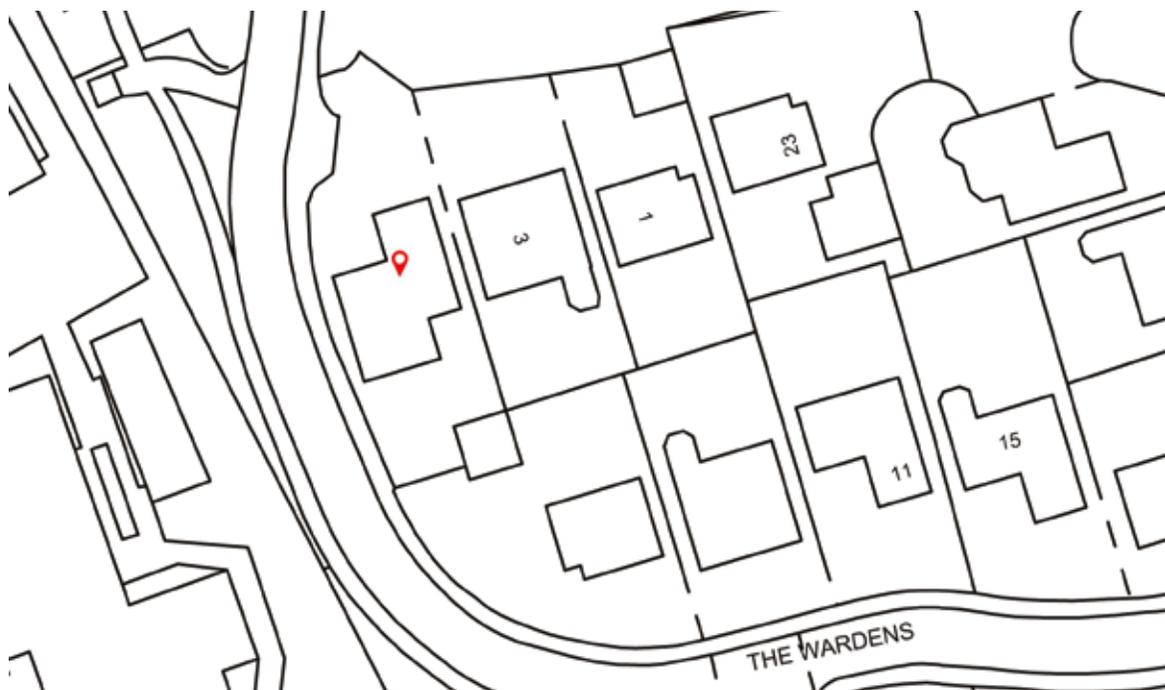




LOCAL AREA

5 The Wardens is located in a desirable and convenient part of the historic town of Kenilworth, which is loved by locals and visitors alike. It's charming streets and independent shops offer an enjoyable day out, and the imposing Kenilworth Castle and grounds provide a fascinating glimpse into the area's rich history. Also home to two theatres and The Cross – a pub and restaurant awarded a coveted Michelin star in 2014 and many more quality bars and restaurants. The towns of Leamington and Warwick are just over five miles south and Coventry is just over six miles north, offering all the amenities and leisure facilities you'd expect from the Midlands' second largest city. Several beautiful locations nearby, settings for walking or cycling, including Kenilworth Common, Ryton Pools Country Park and Abbey Fields. Kenilworth also offers excellent primary, public and state schools in and around the area, Kenilworth School and Sixth form has been voted one of the best in Warwickshire. The highly regarded and successful Warwick University is a short drive away, in recent years Kenilworth has been voted one of the safest places to live.





INFORMATION

Services

Mains Gas, Electricity, water & drainage.

Tenure

Freehold

Local Authority

Warwick District Council

Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01926 455950.

Website

For more information visit www.fineandcountry.com/uk/Leamington-Spa

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

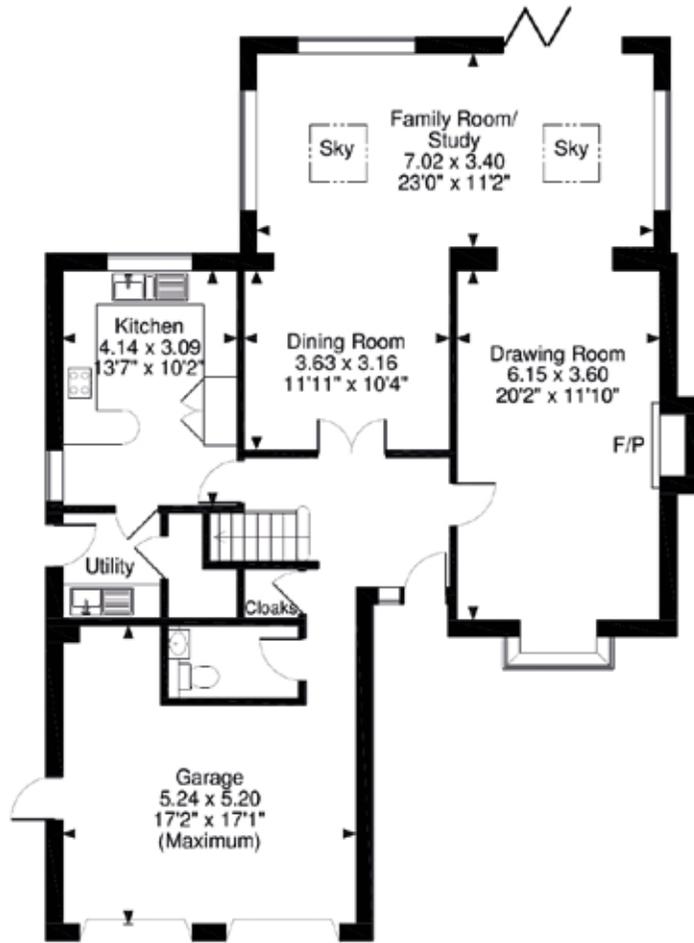
Saturday 9.00 am - 4.30 pm

Sunday By appointment only

Directions

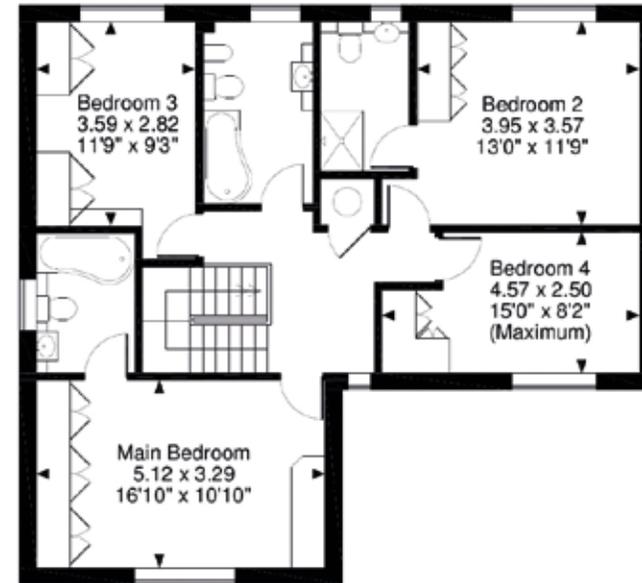
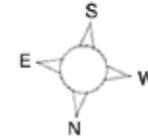
From the Leamington Road A452, take the 3rd exit on the roundabout on to Birches Lane, continue on Birches Lane which becomes Glasshouse lane taking your fourth left along these roads onto Dencer Drive. Follow Dencer drive for some distance until you find Leyes Lane on your left, travel a short distance and you will find The Wardens on your left. 5 The Wardens is the first house on your left set behind electric gates.





Ground Floor

The Wardens, Kenilworth
Approximate Gross Internal Area
Main House = 1918 Sq Ft/178 Sq M
Garage = 241 Sq Ft/22 Sq M
Total = 2159 Sq Ft/200 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Fine & Country appreciates that the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a successful strategy, emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience and expertise of a well-trained, educated and courteous team of professionals, working to make the sale or purchase of your property as seamless as possible.

THE FINE & COUNTRY
FOUNDATION

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