

Atkinson Stilgoe

Green Leek Lane
Burton Green Kenilworth

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Burton Green Kenilworth CV8 1TN

for sale
£625,000







Property Description

A superb contemporary detached family home situated in the highly desirable village of Burton Green, ideally positioned close to excellent local schools, amenities and transport links.

Built to an impressive specification and exceptionally well maintained throughout, this outstanding property offers spacious and versatile accommodation perfectly suited to modern family living.

The accommodation briefly comprises a welcoming reception hallway, guest cloakroom, elegant lounge, stunning open-plan living/dining kitchen forming the heart of the home, and a separate utility room. To the first floor, the generous landing leads to five well-proportioned bedrooms, including a luxurious principal suite with a stylish en-suite shower room and walk-in wardrobe. Bedroom two also benefits from its own en-suite facilities, whilst the remaining bedrooms are served by a beautifully appointed family bathroom.

Externally, the property continues to impress with a single garage, a substantial driveway providing off-road parking for several vehicles, and a private, low-maintenance rear garden ideal for both relaxation and entertaining.

Combining modern design, quality finishes and an enviable village location, this is a truly exceptional family home that must be viewed to be fully appreciated. Early viewing is strongly recommended.

Buyers Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

The property is approached via a substantial tarmacadam driveway providing ample off-road parking for several vehicles and leading to the single garage

Reception Hallway

A spacious and welcoming reception hallway, beautifully presented and setting the tone for the accommodation beyond. Stairs rise to the first-floor landing, with doors leading to the principal ground-floor rooms.

Guest Cloakroom

Fitted with a modern two-piece suite comprising a low-level WC and wash hand basin.

Lounge

A superbly proportioned reception room offering a comfortable and elegant living space, featuring generous natural light and ample room for a range of furnishings, ideal for both relaxing and entertaining.

Living/ Kitchen Diner

Undoubtedly the heart of the home, this impressive open-plan space has been thoughtfully designed for modern family living. The kitchen is fitted with a comprehensive range of contemporary units and complementary work surfaces, with space for integrated appliances. The dining and living areas provide excellent space for everyday family life and social gatherings, with views and access to the rear garden.

Utility Room

A practical and useful addition, fitted with further storage units, work surface space and provision for laundry appliances, with access to the side of the property.

First Floor Landing

A spacious landing providing access to all bedrooms, the family bathroom and useful storage.

Principal Bedroom

A superb, spacious main bedroom offering an excellent retreat, benefiting from a walk-in wardrobe lovely views over the front aspect of the property

En Suite

Beautifully appointed with a contemporary suite comprising a shower enclosure, wash hand basin and low-level WC.

Bedroom 2

A generously sized double bedroom benefiting from its own en suite overlooking the rear aspect of the property into a private garden

En Suite Bedroom 2

Comprising a modern shower enclosure, wash hand basin and low-level WC

Bedroom 3

A spacious bedroom overlooking the front aspect of the property with built-in wardrobe space. A perfect room for growing children or guest bedroom

Bedroom 4

A further well-proportioned bedroom with views into private rear garden, ideal for family living or guest accommodation.

Bedroom 5

A versatile fifth bedroom, currently suitable as a bedroom, home office or study.

Family Bathroom

Fitted with a stylish suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC, serving the remaining bedrooms.

Outside Gardens

To the rear, the property enjoys a private, low-maintenance garden designed for ease of upkeep and outdoor enjoyment. The garden provides an excellent space for relaxing, al fresco dining and entertaining, with fenced boundaries creating a good degree of privacy and side access out to the front aspect.

Single Garage

A single garage with up-and-over door, providing additional storage and parking options.

Location

Burton Green is a highly regarded Warwickshire village, ideally positioned between Kenilworth and Coventry, offering the perfect balance of rural charm and everyday convenience.

The village benefits from a strong community atmosphere, local amenities, scenic countryside walks and excellent access to a range of highly regarded schools.

Burton Green one of the region's most desirable village locations.
Combining a semi-rural setting with superb connectivity, the village offers an exceptional lifestyle for families and professionals alike.







Ground Floor **First Floor**





Total floor area 191.1 m² (2,057 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Atkinson Stilgoe on

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29 Warwick Road
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EPC Rating: B

Council Tax Band: G

Tenure: Freehold

view this property online atkinsonstilgoe.co.uk/Property/KEN305554

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Atkinson Stilgoe is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.