



Table Oak Lane, Kenilworth

Guide Price £1,350,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

This superbly extended four bedroom family home offers a rare opportunity to acquire a beautifully presented ready to move into property, set in private gardens of approximately 1.3 acres in a peaceful rural location, yet conveniently accessible to Kenilworth, Solihull, Warwick, Knowle, and Balsall Common. Upon entering, you are greeted by a spacious dual aspect entrance hallway flooded with natural light from the overhead lantern roof that leads to the heart of the home. The open plan breakfast kitchen is truly impressive, featuring a central island, electric underfloor heating (breakfast kitchen and ensuite in downstairs bedroom) high-quality fittings, and bi-fold doors opening out onto the patio area and out to the extensive private gardens. Adjacent to the kitchen, a large living room provides an inviting space for relaxation, enhanced by an attractive inglenook fireplace that adds warmth and character. A second reception room situated on the opposite side of the property and provides as large family space and again opens out onto the rear garden. The ground accommodation is completed with three generously proportioned bedrooms, one of which benefits from a stylish en-suite shower room. Additionally there is a substantial utility room provides ample space for laundry and storage, ensuring practicality for every-day living.





An impressive bedroom suite has been added to the first floor providing a sense of seclusion and luxury, boasting its own en-suite bathroom (underfloor heating) and delightful views across the surrounding gardens. The property is further complemented by a gated driveway, providing secure parking and additional storage. A particular feature of the property is the extensive private gardens of approximately 1 acre planted with mature shrubs and trees. This exceptional home combines contemporary design with thoughtful extensions, resulting in a home that is both functional and elegant. Its location offers the tranquillity of countryside living while maintaining excellent access to local amenities, schools, and transport links. Every detail has been carefully considered to create a home that is spacious, bright, and ready to move into, making it an exceptional choice for those seeking a blend of rural charm and modern comfort. Whether you are looking for versatile living spaces, high-quality finishes, or a property that is beautifully maintained throughout, this extended family home is sure to impress. Early viewing is highly recommended and is by prior appointment only with Xact on 01676 534 411.

PROPERTY LOCATION



The property is located in the exclusive Warwickshire hamlet of Fen End being ideally located for access to Kenilworth, Balsall Common, and Solihull, known for fine dining, boutique shopping, and artisanal cafés. The area boasts outstanding education, with prestigious independents like Solihull School and Crackley Hall nearby. Commuting is effortless: Berkswell Station provides rapid rail links to Birmingham (~20 mins) and London (~2 hours, with future HS2 benefits). Coventry is a ten-minute drive, Birmingham Airport is 15 minutes away, and the M40/M42 are within easy reach.

Council Tax band: E

Tenure: Freehold



- Superbly and Extended Bungalow
- Generous Gardens in Excess of 1.3 Acres
- Beautifully Presented Throughout
- Open Plan Breakfast Kitchen
- Large Living Room
- Rural Location Whilst Being Accessible to Kenilworth, Solihull, Warwick, Knowle & Balsall Common
- Solar Panels
- Gated Driveway

ENTRANCE HALLWAY

12' 3" x 13' 0" (3.74m x 3.95m)

WC

INNER HALLWAY

27' 4" x 6' 8" (8.34m x 2.02m)

LIVING ROOM

16' 9" x 22' 0" (5.10m x 6.70m)

BREAKFAST KITCHEN

22' 11" x 16' 4" (6.98m x 4.98m)

RECEPTION ROOM

14' 2" x 18' 3" (4.33m x 5.57m)

UTILITY ROOM

4' 11" x 12' 3" (1.51m x 3.74m)

BEDROOM TWO

11' 9" x 15' 7" (3.59m x 4.75m)

ENSUITE

3' 10" x 7' 11" (1.18m x 2.42m)

BEDROOM THREE

10' 1" x 12' 1" (3.08m x 3.68m)

BEDROOM FOUR

10' 11" x 11' 0" (3.33m x 3.36m)

BATHROOM

11' 8" x 5' 4" (3.56m x 1.62m)



FIRST FLOOR

BEDROOM ONE

14' 3" x 18' 5" (4.35m x 5.62m)

ENSUITE

5' 1" x 12' 3" (1.56m x 3.74m)

OUTSIDE THE PROPERTY

GARDEN ROOM

18' 11" x 9' 6" (5.76m x 2.89m)

TOTAL SQUARE FOOTAGE

264.0 sq.m (2836 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EXTENSIVE PRIVATE REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Bosch Integrated oven, Zanussi Integrated induction hob, Extractor, AEG Microwave, Fridge, Freezer, Dishwasher, Solar panels, Electric underfloor heating (kitchen and ensuite in downstairs bedroom), Greenhouse, Garden Room, All carpets, curtains, blinds and light fittings and concrete shed.

ADDITIONAL INFORMATION

Services – mains gas, electricity and septic tank.
Broadband – ADSL copper wire.



INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

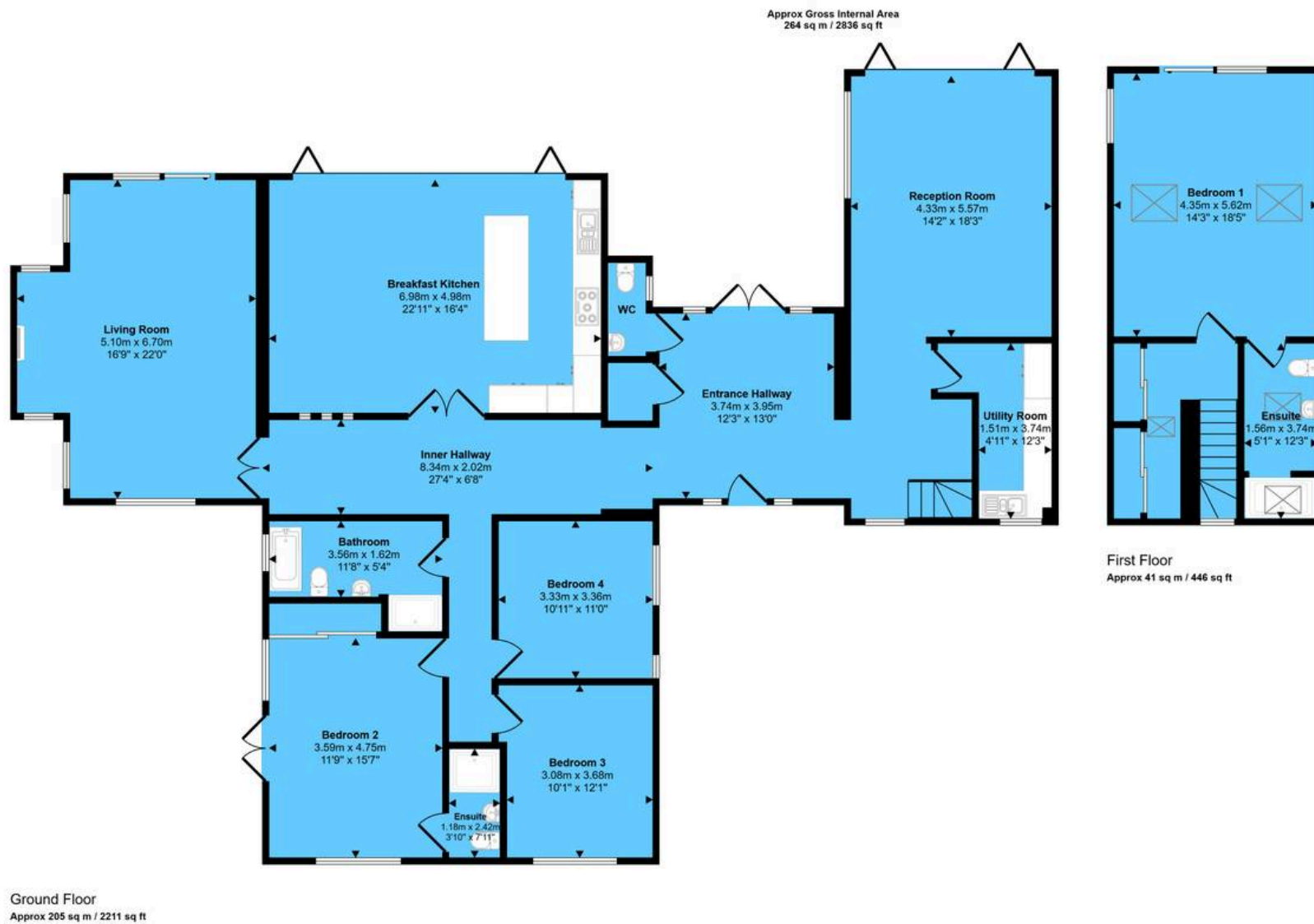
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

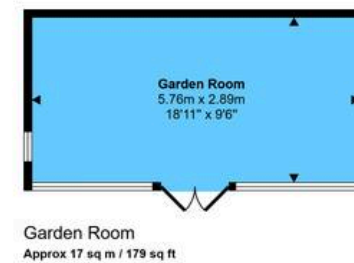
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







First Floor
Approx 41 sq m / 446 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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