



9

Leyes Lane  
KENILWORTH



## Let's Set the Scene...

If you're searching for a future-proof detached family home in a residential community teeming with independent shops, sports facilities and day-to-day amenities, look no further. Opposite an 'Outstanding' secondary school and close to parks, beautiful countryside, and easily accessible road and rail links, 9 Leyes Lane offers the perfect blend of town and rural living.

Fully refreshed between 2012 and 2016, the interior features upbeat contemporary décor

that highlights the bright, spacious rooms and promotes a welcoming and fun atmosphere for children and adults alike. With five double bedrooms plus an en suite and two bathrooms, there's also plenty of room for accommodating family and friends.

Outside, a gravelled driveway for six cars meets an exterior dotted with large picture windows and a wide integral garage that could be used as a workshop.

# Come On In...

The part-glazed front door brightens a hallway lined with glossy porcelain tiles that flow past the hidden staircase into the kitchen. A spacious study or home office lies just to your right, where the hardwood floor complements the oak doors found throughout.

You'll also find an integrated cupboard with shoe storage, while another door links through into a modern three-piece shower and cloakroom. Continue through here to return to the hallway, where a glazed door to match the study reveals a carpeted playroom naturally illuminated by the south-facing window to the front.

Expanding across the back of the house and opening onto the garden via a trio of bi-fold doors, the underfloor heated dining kitchen must be the home's pièce de résistance.

Farrow & Ball Lake Red, Dark Teal, and New York Grey paintwork create a sophisticated backdrop to the living area and a range of sleek white cabinetry topped with sparkling granite. The breakfast island divides the two spaces but allows for simultaneous cooking and entertaining.



Explore further to discover concealed pantry cupboards with additional storage above, a full-size fridge and freezer, and a dishwasher. Other integrated appliances include an oven and microwave and an island gas hob with a funky extractor fan disguised as a light. Pendant bulbs add a stylish touch here too.

On the other side of the room, a wood-burning stove invites you and your loved ones to spend long evenings together, with plenty of space remaining for a large dining table. Why not open the bi-folds during the warmer months to enjoy drinks and meals on the terrace?

A functional utility adjoins the kitchen and provides more storage and shelving, a separate sink, and space for a freestanding washing machine, tumble dryer, and a second fridge.





# On the First Floor...

Return to the hall to ascend the half-landing staircase to the first floor, where the cream carpet underfoot unites all five doubles. Bedrooms one and three overlook the southerly aspect at the front of the house, with in-built shelving in the bigger double.

While the second bedroom benefits from a large side window, the two rear doubles feature wide glazed doors opening to twin glass Juliet balconies. Bedroom four also has fitted wardrobes and a three-piece en suite with a recessed shower enclosure framed by attractive sparkling tiles.

In the part-tiled family bathroom, you'll find a double-ended bathtub and a separate shower enclosure, a stylish basin vanity unit, a chrome heated towel rail, and a close-coupled loo with storage above.





## Al Fresco...

The rear bi-fold doors sit level with the slate-tiled terrace, making it easy for the kids to run in and out on a hot day. Beyond, railway sleepers border an artificial lawn enclosed by fencing and mature plants and flowers, including a holly tree and a pink rose bush, eucalyptus, magnolia, blossom, lilac and wisteria. A large lean-to also runs along one side of the house, providing ample storage for bikes, outdoor furniture, and gardening equipment.





# Location, Location, Location

Kenilworth is a lovely market town just 15 minutes from the centre of Coventry (c. 5 miles) via the A46 and a similar journey time to the historic county town of Warwick (c. 6 miles). The area is perfect for commuters and day-trippers, with excellent road links to Birmingham, Leamington Spa, and Stratford-upon-Avon.

Regular bus and rail services connect to Coventry and Leamington Spa stations, where trains run to London Euston in 60 minutes and 80–90 minutes, respectively. The latter will also deliver you to London Marylebone in around 80 mins.

The town benefits from various independent shops and boutiques, including budget and high-end supermarkets, filling stations, and essential amenities. Make sure you try out The Cross pub, which received a Michelin star for its creative cuisine.

A local market pops up every Thursday, providing a pleasant excuse for a stroll into town. Once a year, the residents come together for the near century-old Kenilworth carnival –

don't forget to head over to the castle for fireworks and Christmas carols.

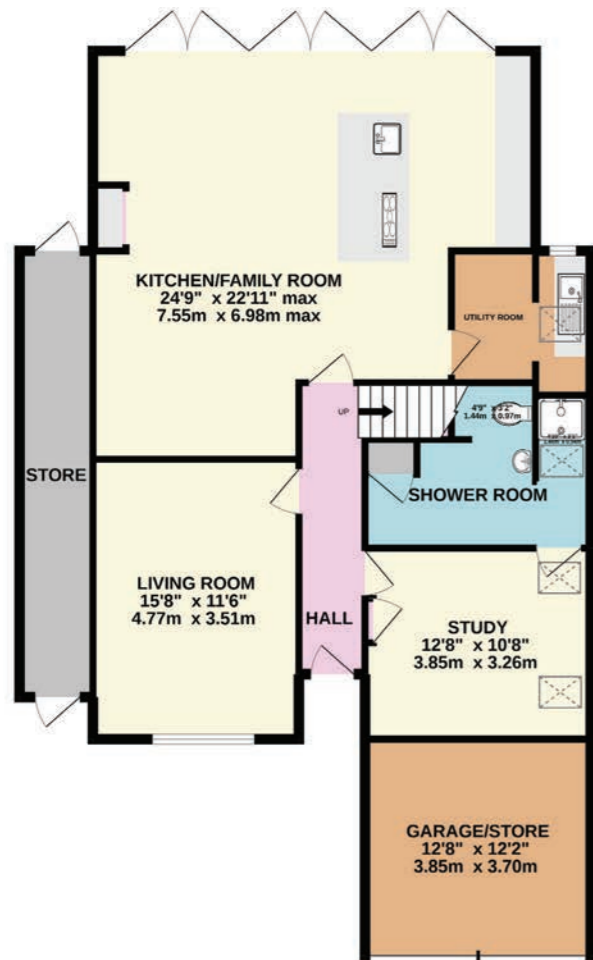
In addition, you'll find a Tesco, an independent bakery and butcher, and a pub, all just a few minutes from your door. Smithtons food market on Whitemoor Road is worth a visit too. After all that food, burn off steam at the Kenilworth Sporting Ground football club, the local cricket club, or Kenilworth Golf Club.

Younger family members will enjoy the play area at Abbey Fields, roaming around Kenilworth Common and Knowle Hill or exploring the castle (free for locals). The current owners love walking along nearby Rocky Lane and taking the kids to Elmdean Park – a little known local secret.

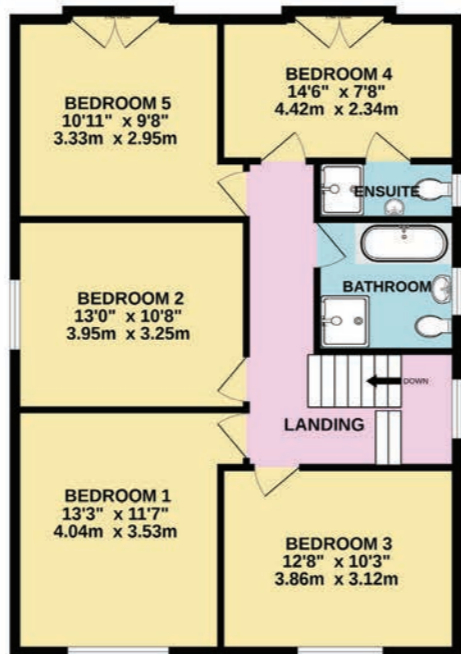
The house lies opposite the Ofsted-rated 'Outstanding' Kenilworth secondary school and the Meadow Community Sports Centre and just a five-minute walk from the 'Good'-rated Park Hill Junior School. There's also a range of alternative schools and nurseries nearby. Warwick University – ranked as the 10th best in the country – is under 10 minutes by car.



GROUND FLOOR  
1230 sq.ft. (114.3 sq.m.) approx.



1ST FLOOR  
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2112 sq.ft. (196.2 sq.m.) approx.  
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## SPECIFICATION LIST:

- Five double bedrooms
- Family bathroom & en suite
- Downstairs shower room
- Stunning living & dining kitchen
- Separate utility room
- Large home office & playroom
- Bi-fold doors to landscaped garden
- Garage/workshop & loft space
- Near excellent schools and universities
- Stone's throw from country walks

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	76   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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