









Portfolio
Collection



'Woodside', Fen End Road, Fen End, Nr Knowle & Kenilworth, CV8 1NS

Hunters

'Woodside', Fen End Road, Fen End, Nr Knowle & Kenilworth, CV8 1NS

- | | | | |
|--|---|---|---|
|  17th Century Detached Cottage |  Impressive Wide Road Frontage |  Beams & Fireplaces |  Outbuildings & Garaging |
|  Grounds of 2.3 Acres |  Gated Driveways |  Wealth of Character |  Delightful Semi-Rural Setting |

'Woodside' is a delightful black and white timber framed 17th Century Grade II Listed four bedroomed cottage which stands in a lovely rural setting and within grounds of 2.3 acres which incorporate gardens, woodland and outbuildings. The property has a wide and impressive frontage to Fen End Lane and has twin entrances with automatically operated gates and gravelled driveways. The property contains a wealth of character with many original features and fireplaces and outbuildings ripe for conversion and lending themselves for a variety of potential purposes. The property is surrounded by open greenbelt countryside, woods and farmland yet stands within just three miles of both Knowle and Balsall Common. Knowle is well known for its High Street and many period and character buildings, inns, restaurants, shops and historic church and Balsall Common also providing excellent local schooling. Kenilworth and Solihull provide further and more comprehensive facilities whilst the local M40 and M42 lead to the Midlands Motorway Network, Centres of Commerce and Culture.

The accommodation comprises:-

PITCHED CANOPY ENTRANCE with a terracotta tiled floor and an oak panelled front door

RECEPTION HALL 11' 11" x 8' 7" (3.64m x 2.63m) having an oak framed walkway through to the kitchen and a step up to the

SITTING ROOM 16' 0" width front (narrowing to 8' 8" width rear) x 23' 1" max (4.88m width front (narrowing to 2.66m) an 'L' shaped room having a slate tiled floor throughout, twin windows to the front of the property with further window to the rear, a raised stone hearth with wood burning stove and a timber tread staircase to the first floor.

DINING ROOM 14' 7"/18' 7" max into inglenook x 15' 3" (4.46m/5.67m max into inglenook x 4.67m) having an oak effect laminate floor throughout, windows to front and rear, exposed beams and a feature inglenook fireplace with brick hearth, timber beam and exposed brickwork to the chimney breast with open flue. There is a stained glass leaded window to the side of the property, a timber tread staircase to the first floor and a door through to the

LIVING ROOM 11' 8" x 18' 11" (3.58m x 5.77m) a through room having an oak boarded floor throughout, windows to front, side and rear, exposed beams and a cast iron fire surround with raised slate hearth and open flue.

KITCHEN 11' 7" x 19' 10" max (3.54m x 6.06m max) accessible from both the reception hall and from the dining room and having a tiled floor throughout, a range of white gloss fronted kitchen units, exposed beams, an LPG fuelled range with timber mantle above, a breakfast bar and granite worksurfaces, double sink and drainer unit with mixer tap, stainless steel fronted oven, hob with filter fan above, wine rack to the side, window to the garden and door to the patio.

The staircase from the dining room leads to the

FIRST FLOOR AND LANDING AREA with high vaulted ceiling, window to the front of the property and oak panelled doors to

BEDROOM ONE 19' 5" x 11' 10" (5.93m x 3.62m) a good sized bedroom having oak boarded floor throughout, exposed beams, high ceiling, dormer window to the front, window to the gable end and an oak framed walkway through to the

OPEN PLAN ENSUITE with freestanding roll topped bath with 'claw and ball' feet, mixer tap and shower attachment, dormer window to the rear, WC, hand basin, chrome ladder towel rail and spot lighting.

BATHROOM having a modern white suite with tiled floor, bath, handrail, mixer tap, shower attachment, WC, vanity unit with oval hand basin, proud chimney breast and window to the rear.

BEDROOM FOUR 10' 10" x 6' 6" (3.32m x 1.99m) having high ceiling, exposed beams and window to the rear.

BEDROOM TWO 19' 1" x 11' 8" (5.82m x 3.57m) having a wide oak boarded floor, a window to the front of the property, high vaulted ceiling with exposed beams and an oak framed partition to the

DRESSING AREA AND SHOWER ROOM (REAR) with window, circular shower cubicle with glazed sliding shower door with wall mounted shower and hand basin with tiled cosmetic shelf.

A secret door disguised as a book shelf opens from bedroom two into the adjacent bedroom which is also accessed via the staircase from the sitting rooms leads to

FIRST FLOOR BEDROOM SUITE/BEDROOM THREE 14' 7" width x 14' 10" depth max (4.45m width x 4.54m depth max) This large bedroom has an oak boarded floor, a high vaulted ceiling, exposed timber purlins, window to the front, window enjoying views over open fields to the side and a freestanding modern bath with a side mounted mixer tap, a WC and hand basin.

OUTSIDE The property enjoys a very wide and impressive frontage to Fen End Road and stands behind established hedgerows with two brick entrances with automatically controlled gates opening to a gravelled driveways. The gates to the left lead to the main house and its

SIDE GARAGE 18' 4" depth x 15' 9" width (5.61m depth x 4.82m width) having sliding timber door to the front, lighting, power, three storage areas to the side and double doors opening to the rear with further brick built store and a

DETACHED PREFABRICATED GARAGE 20' 3" x 12' 2" (6.18m x 3.73m)

GARDENS The property has a large lawned foregarden which runs to the side and in turn the rear of the property. To the side of the cottage is a detached brick built outhouse (woodcutters cottage) in need of renovation and repair but lends itself ideally to a variety of potential uses. The right hand gates open to a further driveway which provides access to the woods and a further section of enclosed garden which is fenced incorporates a neat lawn and a

BRICK BUILT DETACHED OUTBUILDING 24' 6" x 16' 1" (7.48m x 4.92m) of brick built construction with pitched tiled roof.

SERVICES There is no gas or mains drainage to the road and central heating is fuelled by LPG and drainage is to a cesspit.

DIRECTIONS From Hunters Knowle office proceed along the High Street turning left into Kenilworth Road at Knowle Church (signposted Temple Balsall). Proceed out of the village, over the canal and past the locks, around many bends for approximately 1.5 miles passing Springfield House on the left and shortly after take the second right turning into Fen End Road at the junction of Lady Katherine Leveson School. Proceed for approximately 1.5 miles around the tight right hand bend at the black and white farmhouse passing Fernhill Lane and Longbrook Lane on the left and Frogmore Lane on the left. Frogmore Lane doubles back on itself on to Fen End Road and just after the second entrance to Frogmore Lane of the left 'Woodside' can be found on the right hand side denoted by two recently built gated entrances.



GENERAL INFORMATION

VIEWING Only through Hunters Knowle Office – Tel: 01564 770707

COUNCIL TAX Please refer to www.voa.gov.uk to verify this information.

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

EPC RATING Band G.

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

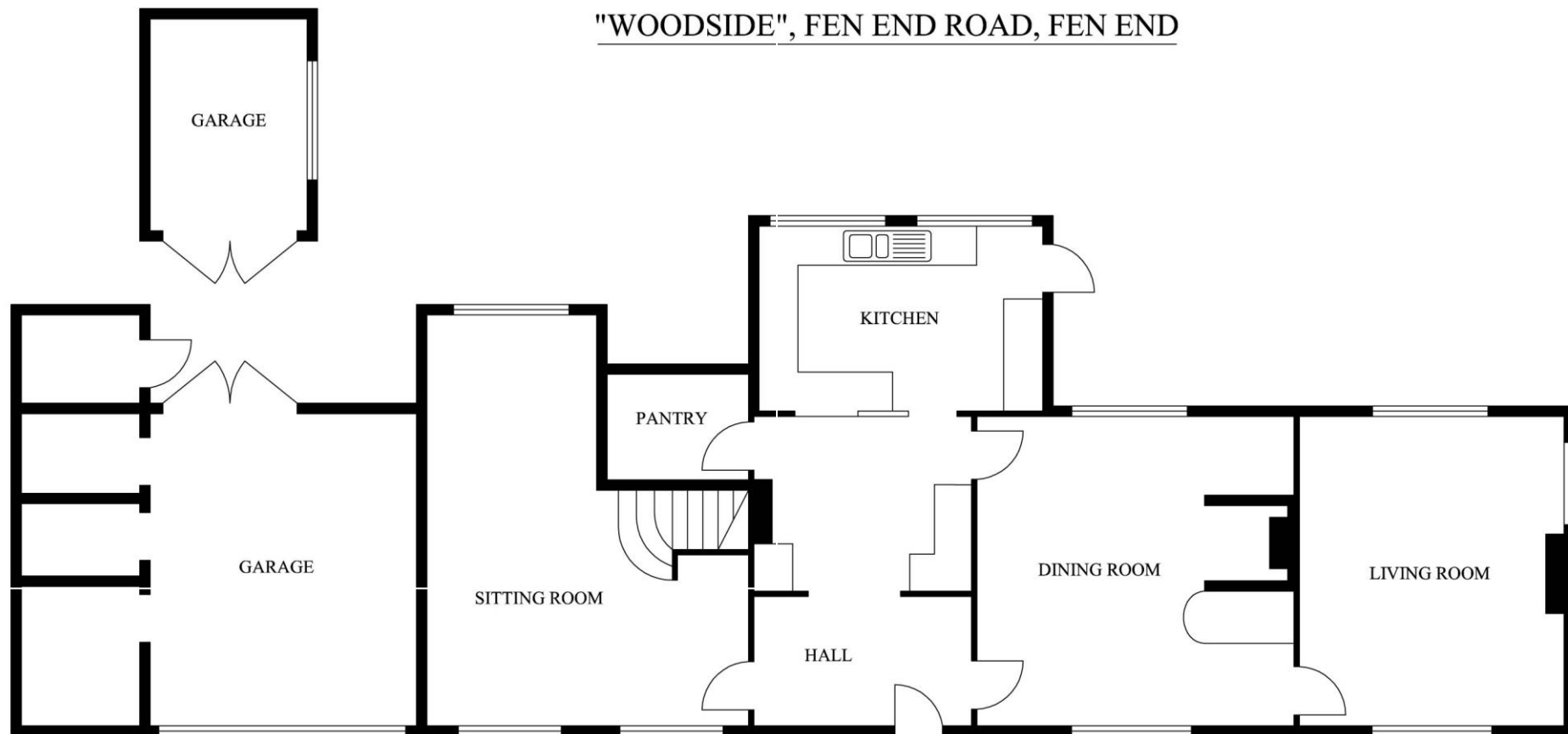
CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01564 770707 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

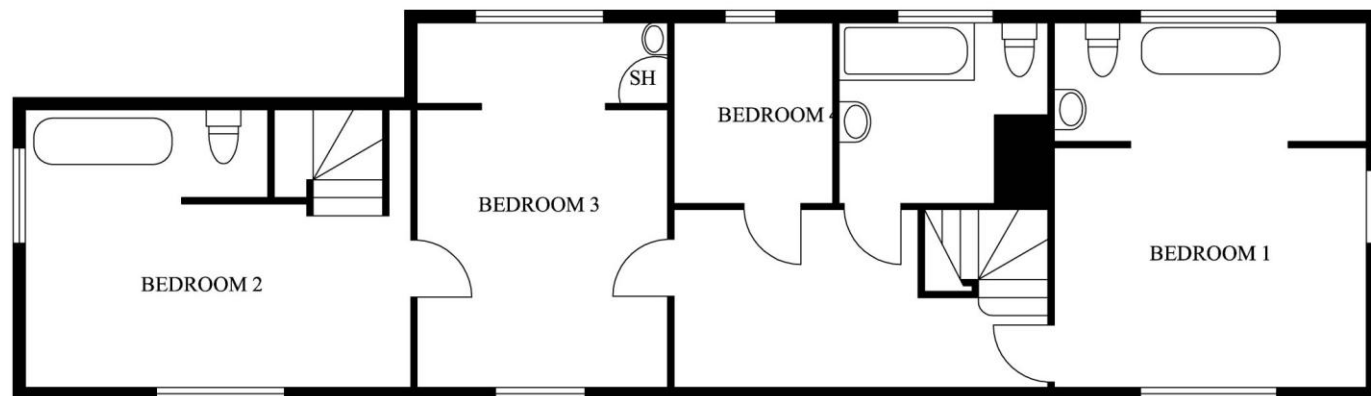
FUNDING Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01564 770707 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.



"WOODSIDE", FEN END ROAD, FEN END



GROUND
FLOOR



FIRST
FLOOR



PROPERTY MISDESCRIPTIONS ACT: Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

