



20 Oxenholme Road, Kendal
Asking Price £700,000

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Thomson Hayton Winkley



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An impressive detached period residence with four bedrooms, two reception rooms and beautiful private gardens. It occupies an elevated position in a desirable location within the market town of Kendal, convenient for the mainline railway station at Oxenholme and road links to the M6.







20 OXENHOLME ROAD

This Arts & Crafts style property was built in 1926 and presents a wonderful opportunity to acquire an individually designed quality home of distinctive character and appeal.

Although carefully altered and upgraded over the years, the house retains many original period features with the ground floor accommodation offering an entrance hall leading to impressive sitting room with south facing windows, dining room, breakfast kitchen with pantry, cloakroom and W.C. and the porch offers access to the utility room, kitchen and garage. There is a generous landing, four bedrooms, with one having an en suite shower room, a three piece bathroom and a cloakroom on the first floor.

Complimenting the “manageable size” of the property are the extremely pleasant and well managed gardens.

The whole site with the impressive sweeping drive extends to approximately 0.57 acres and is surrounded by walls and beech hedges adding to the privacy.

The property is extremely well situated for all local amenities.

GROUND FLOOR

ENTRANCE HALL

11' 11" max x 10' 9" max (3.65m x 3.29m)

Single glazed feature door, two single glazed sliding sash windows, radiator, parquet flooring.

SITTING ROOM

19' 9" max x 15' 3" max (6.03m x 4.66m)

Double glazed bay window, two single glazed sliding sash windows, two radiators, unique hardwood feature archway with plate rail above, inset woodburning stove to feature tiled and oak fireplace with built in cupboards and shelving.

DINING ROOM

16' 0" max x 10' 9" max (4.89m x 3.29m)

Single glazed sliding sash bay window, radiator, living flame gas fire to feature fireplace, fitted TV unit and bespoke fitted shelving to one wall.

BREAKFAST KITCHEN

19' 2" x 12' 2" (5.86m x 3.71m)

Double glazed French doors with adjacent double glazed windows, single glazed window, good range of base and wall units, undermounted stainless steel sink to granite worktops, AGA with tiled splashback, built in oven and microwave, induction hob with extractor hood over, integrated fridge and freezer, plumbing for dishwasher, recessed spotlights, tiled splashbacks, oak flooring.

PANTRY

6' 3" max x 4' 0" max (1.91m x 1.22m)

Single glazed sliding sash window, fitted shelving.

CLOAKROOM

6' 3" x 2' 10" (1.93m x 0.88m)

Fitted coat hooks, understairs cupboard, parquet flooring.

W.C.

6' 2" x 5' 0" (1.89m x 1.53m)

Radiator, two piece suite in white comprises W.C. and wash hand basin to vanity with tiled splashback, extractor fan, fitted shelf.

UTILITY ROOM

7' 3" x 5' 10" (2.22m x 1.80m)

Single glazed window, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, gas central heating boiler, fitted shelving, tiled flooring.

PORCH

6' 1" x 5' 4" (1.87m x 1.64m)

Double glazed door with adjacent double glazed windows, tiled flooring.





FIRST FLOOR

LANDING

16' 4" max x 9' 10" max (5.00m x 3.00m)

Single glazed window, radiator, built in cupboard, access to loft with drop down ladder.

BEDROOM

18' 8" max x 15' 5" max (5.71m x 4.72m)

Dual aspect single glazed east and south facing windows, radiator.

EN SUITE

8' 1" x 2' 11" (2.48m x 0.90m)

Heated towel rail, two piece suite in white comprises hand basin to vanity with tiled splashback and fully tiled shower cubicle with electric shower fitment, recessed spotlights, extractor fan, wall light with shaver point, fitted mirror.

BEDROOM

14' 0" x 13' 9" (4.29m x 4.21m)

Dual aspect single glazed east and south facing windows, radiator, wash hand basin to vanity with tiled splashback, wall light with shaver point, fitted mirror.

BEDROOM

12' 3" max x 8' 2" max (3.75m x 2.51m)

Single glazed west facing window with extensive views across Kendal towards Kentmere, radiator, built in cupboard, fitted desk and shelving.

BEDROOM

12' 0" x 8' 9" (3.68m x 2.67m)

Single glazed south facing sliding sash window, radiator, fitted wardrobes, dressing table and shelving, wall light.

BATHROOM

8' 10" max x 7' 9" max (2.71m x 2.38m)

Single glazed sliding sash window, heated towel radiator, underfloor heating, three piece suite in white comprises W.C., wash hand basin to vanity and P-shaped bath with electric shower over, recessed spotlights, fitted mirrored wall unit with lighting, built in airing cupboard housing hot water cylinder, partial tiling to walls, tiled flooring.

CLOAKROOM

4' 1" x 2' 9" (1.26m x 0.86m)

Single glazed sliding sash window, W.C. in white.

OUTSIDE

The beautiful surrounding gardens and grounds are accessed via an impressive private driveway leading to the garage and carport. The delightful gardens include lawns, patios, mature trees and shrubs, herbaceous borders and many tranquil seating areas. There is also a large vegetable and soft fruit plot and two wooden sheds.

GARAGE

16' 11" x 10' 6" (5.17m x 3.22m)

Up and over door, single glazed window, light and power, fitted shelving.

CARPORT

16' 4" x 8' 6" (5.00m x 2.60m)

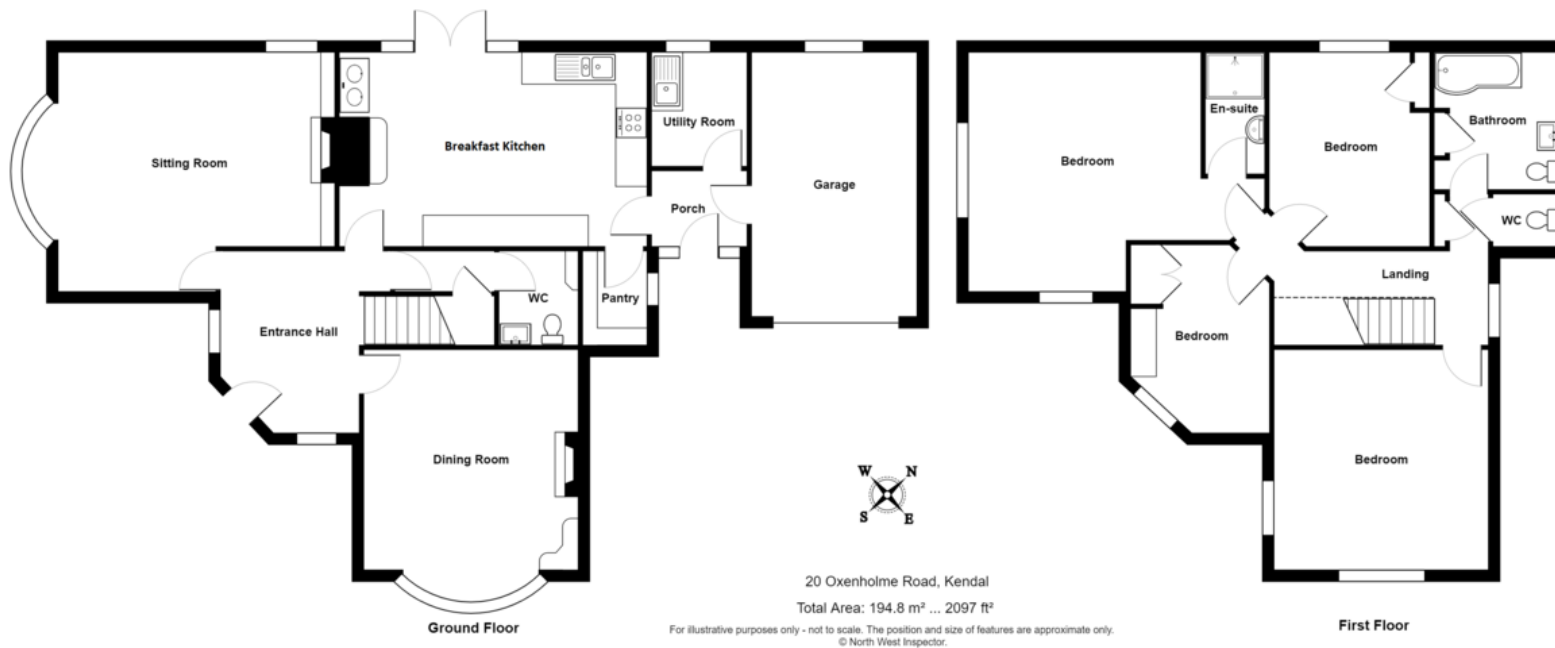
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band G as per the Valuation Office website.





20 Oxenholme Road, Kendal
 Total Area: 194.8 m² ... 2097 ft²
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal town centre proceed south on the A65 Burton Road passing the Leisure Centre on the left. At the traffic lights turn left on to Oxenholme Road and continue to find the private gated driveway to number 20 clearly marked on the left before you would turn left on to Kendal Parks.

WHAT3WORDS: ties.snail.less

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