

**SHELDON
BOSLEY
KNIGHT**

43 WINDY ARBOUR

KENILWORTH

A spacious detached character home with a superb garden

43 WINDY ARBOUR , KENILWORTH

This individual family home is beautifully presented and has been much loved by the current owners. Located in a popular leafy road, the longer-than-average garden faces south/ west and provides a lovely private outdoor setting over the summer months. The property is ideally situated for school catchments, transport links, and local amenities.

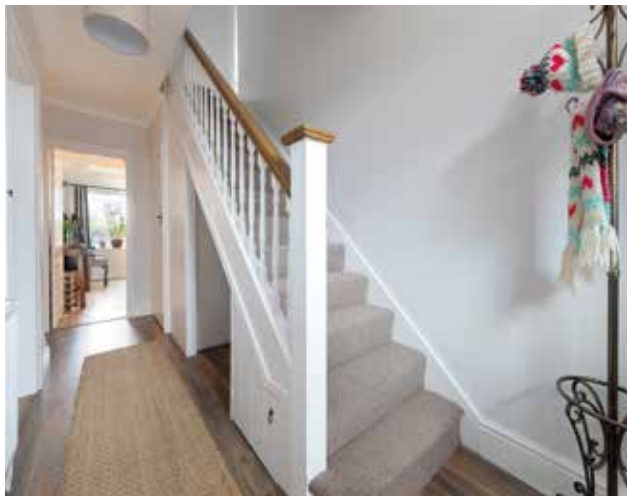




Beautifully presented family space

This lovely property retains many character features and has accommodation comprising in brief: Reception hall, living room with feature fireplace, dining/family room opening onto the rear garden, spacious breakfast kitchen, four bedrooms (two with fitted wardrobes), family bathroom, refitted shower room and integral garage. Off-road parking is provided to the front of the property.









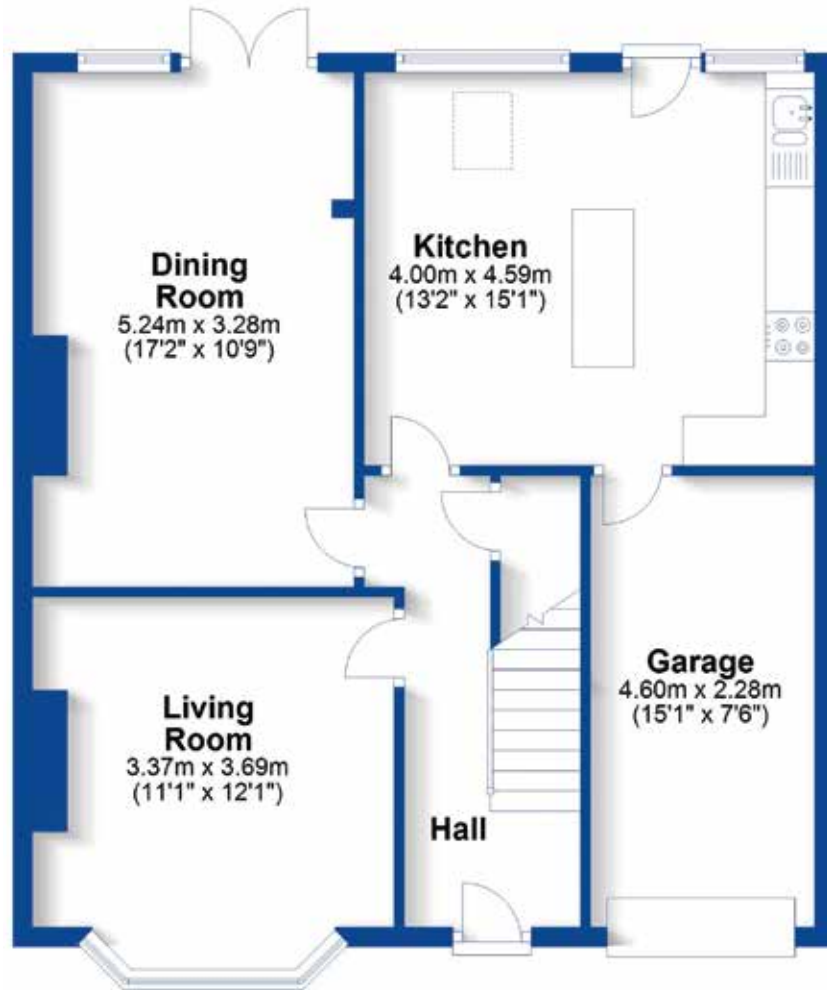
- Spacious detached character property
- Four bedrooms
- Family bathroom and refitted shower room
- Breakfast kitchen
- Living Room with feature fireplace
- Dining/Family room
- Integral garage and off-road parking
- Good-sized rear garden
- Great location



Floorplan

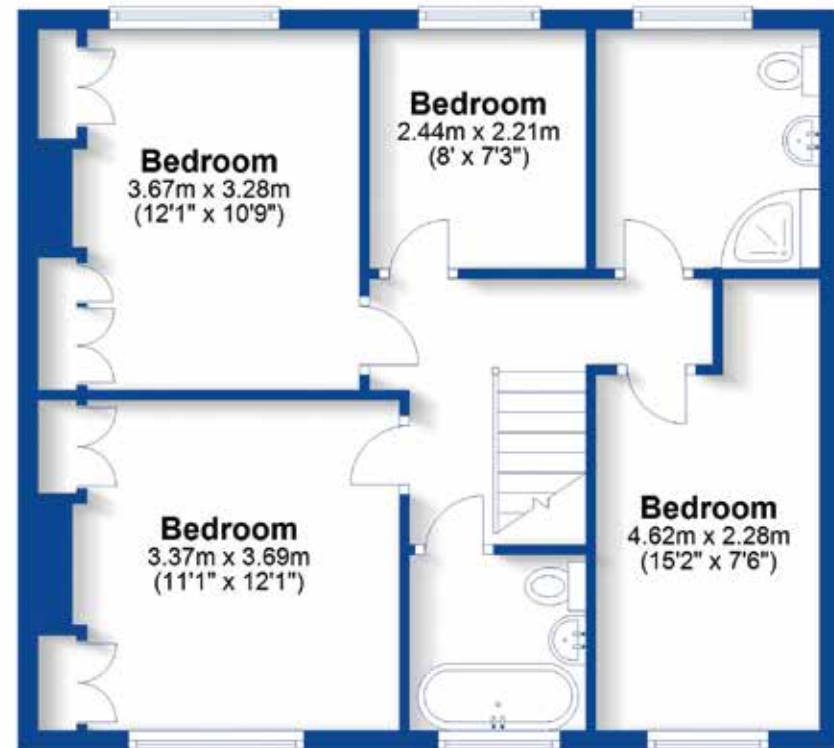
Ground Floor

Approx. 69.8 sq. metres (750.8 sq. feet)



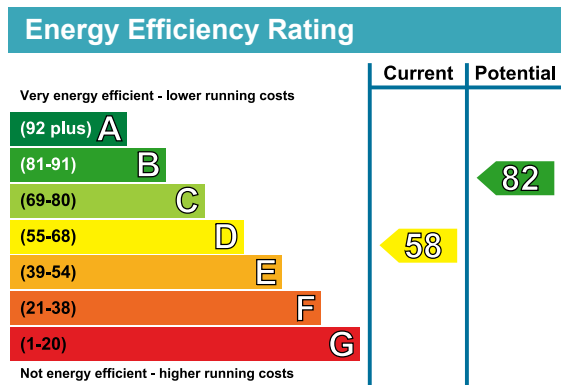
First Floor

Approx. 56.9 sq. metres (611.9 sq. feet)



Total area approx:
126.6 sq. metres. (1362.8 sq. feet).
Illustration only and not to scale.

EPC



Location



**SHELDON
BOSLEY
KNIGHT**

SHELDONBOSLEYKNIGHT.CO.UK

LEAMINGTON SPA

29 Denby Buildings
Regent Grove
Leamington Spa
CV32 4NY

01926 430555

KENILWORTH

9 The Square
Kenilworth
Warwickshire
CV8 1EF

01926 857595

STRATFORD-UPON-AVON

Morgan House
58 Ely Street
Stratford-upon-Avon
Warwickshire, CV37 6LN

01789 292310

SHIPSTON-ON-STOUR

The Corner House
Market Place
Shipston-on-Stour
Warwickshire, CV36 4AG

01608 661666

EVESHAM

1-3 Merstow Green,
Evesham,
Worcestershire,
WR11 4BD

01386 444900

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

