

# 2 SEYMOUR GREEN

KENILWORTH



SPACIOUS  
5-BEDROOM  
DETACHED FAMILY  
HOME IN A HIGHLY  
SOUGHT-AFTER  
LOCATION

**2 SEYMOUR GREEN,  
KENILWORTH,  
WARWICKSHIRE, CV8 1TX**

This superb recently Built executive detached family home which is finished to a high specification to the 'Oak' design nestled comfortably within the heart of the popular

Bovis development on outskirts of the popular town of Kenilworth. This impressive five-bedroom detached property offers generous and versatile living space, ideal for modern family life. This delightful family home enjoys a strong sense of community while remaining conveniently close to Kenilworth's excellent amenities, schools.







The property presents an attractive façade complemented by ample parking to one side. Internally, the accommodation is well-proportioned and thoughtfully arranged, providing a balanced layout suited to both everyday living and entertaining. A welcoming entrance hallway leads into bright and spacious reception area, including a comfortable living room and additional dining room/family room and home office area adjacent to the impressive dining kitchen.

The kitchen forms the heart of the home, offering ample workspace and storage, with scope to create a contemporary open-plan environment if desired. The ground floor layout provides versatility for family needs, whether for entertaining guests or accommodating multi-generational living arrangements. The first floor boasts a superb gallery landing area leading off to five generously sized bedrooms accompanied by two ensuite shower rooms and main family bathroom.



Externally, the property boasts a private rear garden, ideal for outdoor dining, relaxation, or family activities. The outdoor space provides both privacy and potential for further landscaping. Driveway parking and/or a garage add to the practicality, ensuring the home meets the needs of modern living. (There is an estate management charge £165).

Located on the fringe of historic town of Kenilworth, this property benefits from a superb lifestyle offering. The town is renowned for its blend of historic charm vibrant high-street, well-regarded schooling and excellent connectivity to the M40 corridor, Warwick, Leamington Spa making this an exceptional purchase for a demanding modern-day family.



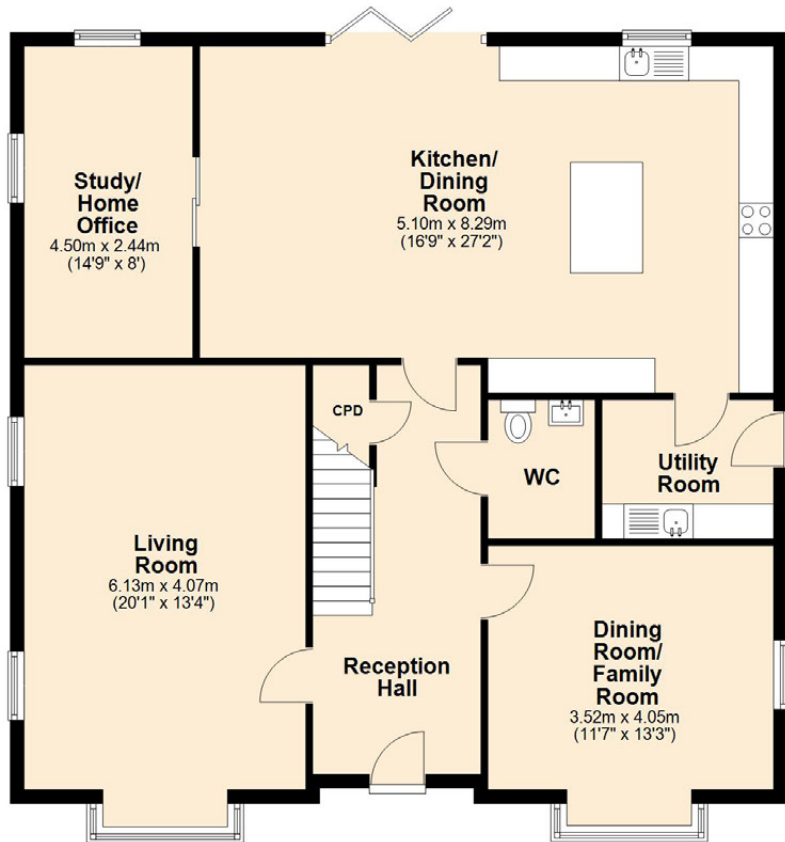


## KEY FEATURES

A **sought-after** Bovis Homes Development  
Welcoming entrance Hall with guest cloakroom  
Due aspect living room and separate dining room  
**Impressive dining kitchen** with adjacent home office  
Gallery Landing  
**Principle bedroom with ensuite**  
**Four further family bedrooms**  
**Guest bedroom ensuite** and family bathroom  
**Generous sized rear garden** with patio area

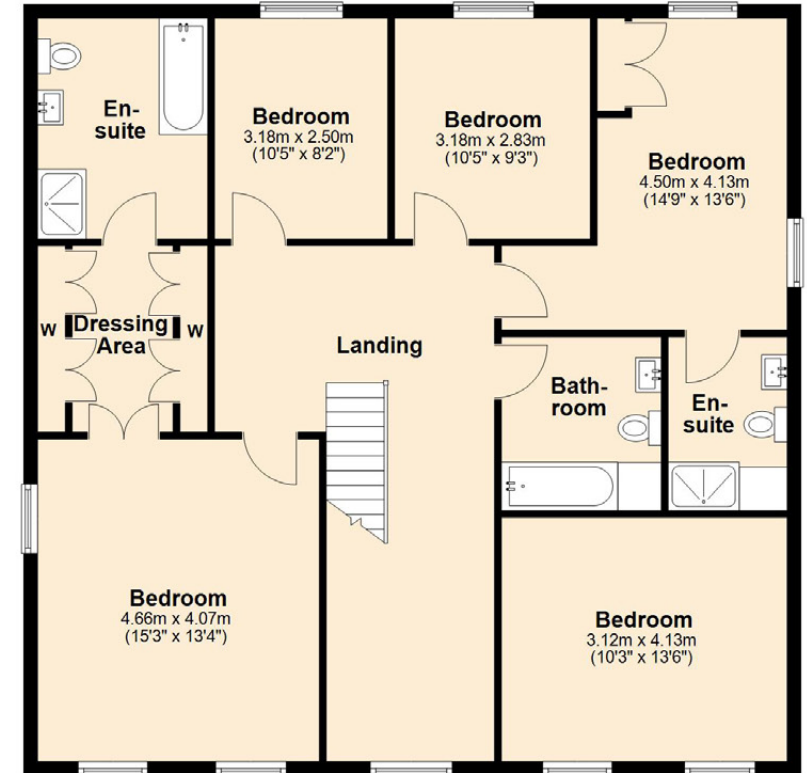
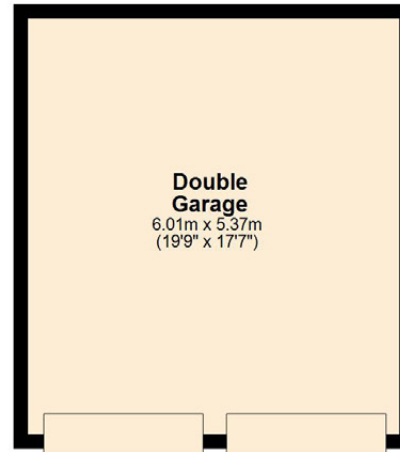
**Spacious driveway**  
**Double garage** with apex storage  
Cosmetically **well appointed**  
Adjacent cricket ground  
**Excellent access** to highly rated local schools  
**Strong transport links** to nearby towns and cities  
**Close to shops, restaurants, and local amenities**  
**Attractive kerb appeal** within a well-maintained development  
**Immediate viewing** highly recommended

# FLOOR PLANS & DIMENSIONS



GROUND FLOOR

107.9 sq. metres. (1161.7 sq. feet)  
Exc. Utility, WC & Double Garage



FIRST FLOOR

110.9 sq. metres. (1193.6 sq. feet)  
Exc. En-suite

Total Area: 218.8 sq. metres. (2355.3 sq. feet)

Illustration only and not to scale.

## Handles Property

8A Regent Street,  
Leamington Spa,  
CV32 5HQ

**01926 354 400**

### DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

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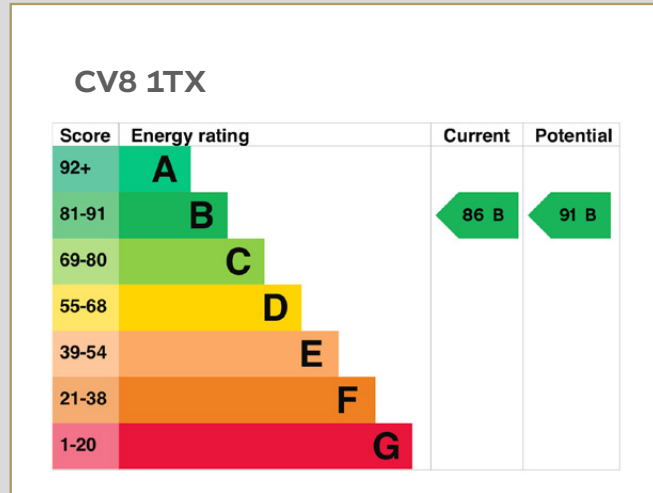
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