



**CRACKLEY LANE, KENILWORTH, CV8**  
£3,500 per month\*

**Carter Jonas**

# CRACKLEY LANE, KENILWORTH, CV8

A 4 bedroom detached house with large driveway, triple garage, gardens and paddock.

Accommodation comprises - GF: Entrance hall, snug, sitting room, reception room, study, kitchen, dining room, boot room, boiler room, utility, games room. FF: Landing, 4 bedrooms, one with en suite bathroom. Main bathroom, and separate shower room.

Externally - There is a triple garage, garden store, patio area and gardens laid to lawn together with mature trees and approx. 0.62 acres of paddock land.

Pets considered. No access to Loft. No white goods. Mains electricity and water. Oil Heating. Private Septic Tank. Flood Zone 1 – Low Risk.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Available unfurnished from the end of July 2024 for an initial 12 month term.

- Council Tax = G
- Deposit Required = £4,038.00
- Minimum term 12 months
- 4 Bedrooms
- 4 Receptions
- Study
- Kitchen
- Boot Room
- Utility
- Games Room
- 3 Bathrooms
- Triple Garage
- Gardens
- Septic Tank
- Paddock
- EPC = D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		77
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## South Hurst Farm House, Crackley Lane, Kenilworth, CV8

Approximate Area = 4310 sq ft / 400.3 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nkhccom 2024. Produced for Carter Jonas. REF: 1077175



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Classification L2 - Business Data

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