



## Castle Road, Kenilworth

Offers In The Region Of £900,000

- Six Bedroom Imposing Victorian Semi-Detached House
- Open Porch, Reception Hall & Cloakroom
- Living And Sitting Room
- Six Bedrooms, And Three Bathrooms
- Attractive Garden And Driveway Parking
- Outstanding Location In This Beautiful Conservation Area Backing Onto Abbey Fields
- Energy Rating D - 66
- Impressive Extended Family Kitchen with Dining And Family Room
- Second Floor Principal Bedroom With Dressing Area And Ensuite
- Warwick District Council Tax Band E

# Castle Road, Kenilworth, CV8 1NG

This beautifully remodelled and extended six-bedroom semi-detached Edwardian property is located in a prime residential area of Kenilworth within the Conservation Area. It offers stunning views of Abbey Fields and is conveniently close to Kenilworth Castle, the Old High Street, and the Town Centre, which provides a full range of facilities and amenities.

The property features a welcoming reception hallway, a lounge with a charming wood-burning stove, a sitting room, and a cloakroom. The highlight is the superbly extended breakfast kitchen, equipped with high-spec fittings, which leads to a dining area and family room.

On the first floor, you will find five bedrooms (three of which are doubles) and a modern three-piece family bathroom. The second floor includes a double bedroom with an en-suite shower room and a dressing room, offering lovely views of Abbey Fields.

Additional benefits of this property include double glazing, a beautifully maintained rear garden, and parking space for two vehicles at the front.

A viewing of this exceptional property is highly recommended.



6



3



3



D - 66

Council Tax Band: E



## Entrance

Accessed via a tarmacked driveway, leading to an open brick arch porch with a tiled floor, a courtesy drop-down light, and a composite door with matching windows on either side.

## Reception Hall

Featuring coving, a ceramic tiled floor, LED downlighters, a smoke alarm, and stairs leading to the first floor, this area includes a range of bespoke handmade under-stairs storage cupboards and drawers with fitted shelving, along with a matching cupboard above. There is also a door to the

## Cloakroom W.C

Featuring a two-piece white suite with a low-level w.c., a wall-hung wash-hand basin with a tiled splashback, an LED ceiling light, and a radiator.

## Lounge

With a radiator and a bay window to the front featuring secondary glazing, this room boasts coving, a ceiling light, and a smoke alarm. A striking recessed wood-burning stove with an oak mantle and stone hearth adds character, while the oak strip floor enhances the aesthetic. Additionally, there's a feature media wall with a TV point and two shelves.

## Sitting Room

Featuring an oak strip floor, coving, a ceiling light, a radiator, a cast iron fireplace with a polished granite hearth, and a white wood surround and mantle, this room has double doors leading into the kitchen.

## Extended Breakfast Kitchen

This impressive, extended kitchen has been comprehensively refitted and features a range of matching two-tone grey solid wood base and wall units. It incorporates 20mm quartz work surfaces and a large peninsula island breakfast bar with seating for five. The kitchen includes a stylish inglenook with a Bosch five-ring induction hob, along with an integrated Bosch fan-assisted oven and separate grill, and a microwave positioned above.

There is space and plumbing for a water-fed American-style fridge freezer and for a dishwasher. The kitchen also features a one-and-a-half bowl under-counter mounted sink equipped with a Quooker boiling water tap and a water filtration system. Additionally, LED downlighters provide ample illumination, enhancing the overall design.

## Utility Area

This is a side extension that features three white Velux windows and LED downlighters. It includes a range of additional base cupboards with an oak worktop and matching upstands, providing space and plumbing for both a washing machine and a separate dryer. Other features include an extractor fan, two windows on the side, a vertical radiator, and French doors leading onto the patio, along with an archway to the adjoining area.

## Dining /Family Area

The room features space for a large breakfast or dining table, along with a radiator and LED downlighters. The flooring is ceramic tiled, extending into the family area, which has a striking vaulted ceiling with two Velux windows. There is a radiator and windows that overlook the rear garden, offering views towards the top of Abbey Fields.

## First Floor Landing

Stairs lead to the first floor landing featuring an oak and glazed banister, coving, two ceiling light points, stairs to the second floor, a skylight, access to additional roof space, and a doors to

## Double Bedroom

With a window overlooking the rear, coving, a ceiling, picture rail, radiator, an original cast iron fireplace with a decorative tiled inset and hearth, and built-in double wardrobes with hanging space and a shelf above, there is a door to

## Ensuite

The bathroom features a three-piece white suite, which includes a low-level enclosed toilet, a matching vanity wash hand basin with a chrome mixer tap and cupboard below, and a walk-in shower enclosure with a fitted screen. The shower is mains-fed and equipped with a rain head. Additional features include an extractor fan, an LED mirror, ceramic tiling on the floor and walls, and a heated chrome towel rail.

## Double Bedroom

With a glazed walk-in bay window to the front featuring secondary glazing, along with an additional secondary-glazed window, a feature cast iron fireplace with a tiled hearth, matching surround and mantle, ceiling light, coving, and picture rail.

## Bedroom

With a window to the rear, a ceiling light, decorative coving, a smoke alarm, and a classic cast-iron fireplace.

## Bedroom

With a side-facing window, a ceiling light, a picture rail, coving, and built-in storage.

## Bedroom

The front features a secondary-glazed sash window, a radiator, and a ceiling light.

## Family Bathroom

The bathroom features a three-piece white suite, including a low-level enclosed WC, a vanity wash hand basin with a matching cupboard below and to the side, and a chrome mixer tap. There is a walk-in shower enclosure with a mains-fed shower, chrome fittings, and a sliding glazed shower screen. The floor and walls are covered in ceramic tiling, and there is a heated chrome towel rail. Additional features include coving, LED downlighters, and a window on the side.

## Second floor Landing

With matching oak and a glazed bannister, and a Velux window at the front, leading to

## Master Double Bedroom

Spacious double bedroom featuring a walk-in dormer window with views over the Abbey Fields. It includes a Victorian radiator, ceiling light, smoke alarm, access to the roof void, and a door to the

## Ensuite

This luxurious four-piece ensuite features a low-level WC, a vanity wash hand basin with a chrome mixer tap, a marble countertop, and an integrated cupboard below. It includes a freestanding bath with wall-mounted chrome mixer taps and shower attachments, as well as a corner shower enclosure equipped with a mains-fed shower and a chrome rain head. Additional features include a heated white towel rail, porcelain tiled floors and walls, an angled mirror, and a Velux window at the rear.

## Walk in Dressing Area

With LED downlighter and space for clothes hanging.

## Rear Garden

The property is fully enclosed by perimeter fencing and an attractive garden wall on one boundary. The landscaped garden is primarily laid to lawn and features a patio and pathway that lead down the garden. Highlights include a pergola, a garden pond, an additional patio, and a timber garden shed. There's also a mature apple tree and well-maintained laurel hedging for screening.

## Front

To the side of the property, there is secure gated access leading to a front drive with parking for two cars and an EV Charger.

## Tenure

The property is freehold.

## Fixtures & Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.

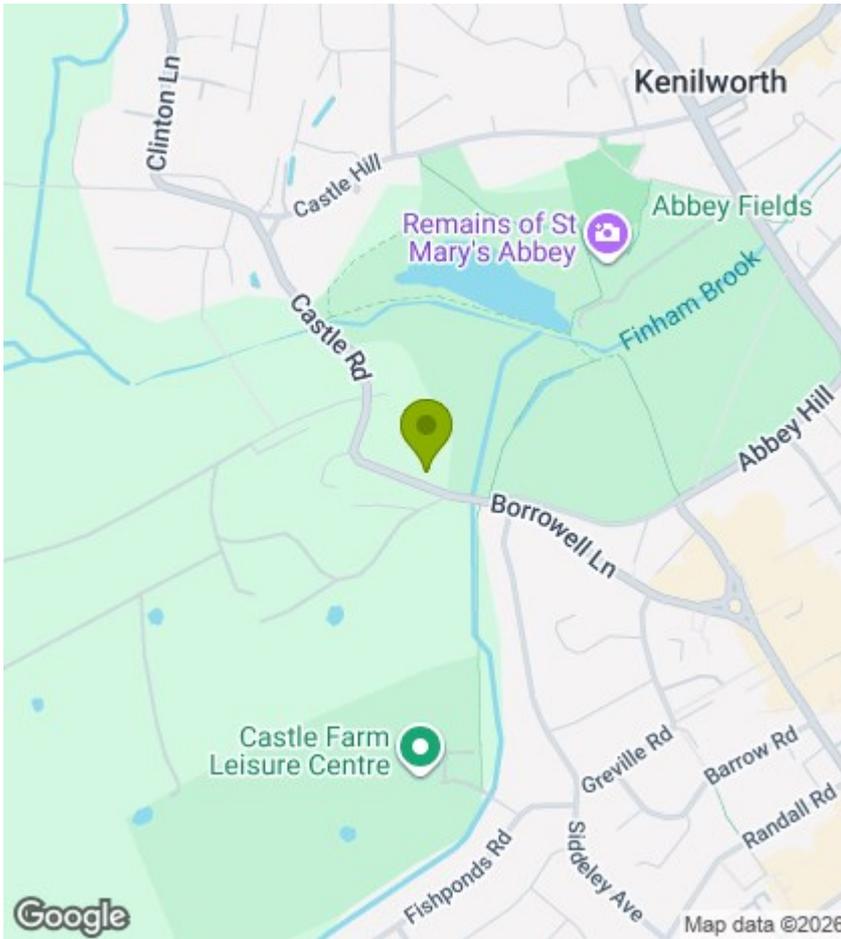
## Services

All main services are connected;  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
16 Mbps  
Superfast  
39 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin



## Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

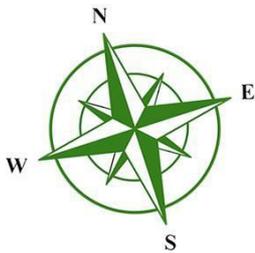
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



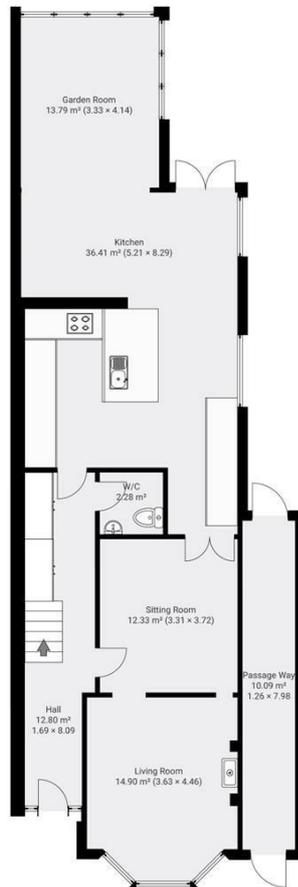
**DETAILS**  
Total area: 205.28 m<sup>2</sup>  
2209.61 sq.ft



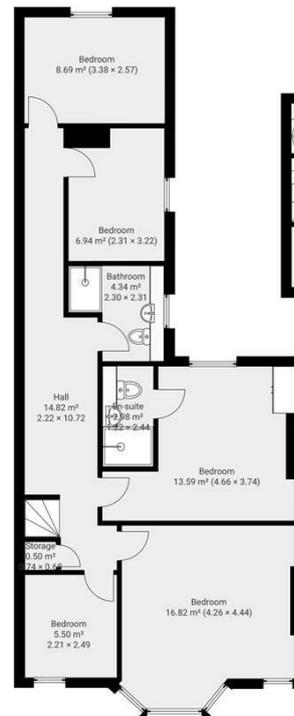
The dimensions provided in this floor plan are for general guidance purposes only and may not always be entirely accurate due to scaling limitations, construction variances, and technological constraints. This plan should be used as a guide to the property's layout and not relied upon for precise measurements. Estatusm accepts no liability for any inaccuracies, errors, or omissions in the floor plan. By accessing or using this floor plan, you agree that Estatusm is not responsible for any discrepancies between the plan and the actual property dimensions. Floor Plan created by Estatusm.

0 1 2 3 4m  
1:120

### ▼ Ground Floor TOTAL AREA: 102.54 m<sup>2</sup>



### ▼ 1st Floor TOTAL AREA: 74.14 m<sup>2</sup>



### ▼ 2nd Floor TOTAL AREA: 28.60 m<sup>2</sup>

