



Drakeshill, Kenilworth, Warwickshire

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A detached family home in an **elevated position** overlooking open countryside, close to Kenilworth.

### Distances

Kenilworth 2.2 miles, Tile Hill train station and Warwick University 4 miles, Coventry 7 miles, Warwick 7.5 miles, Warwick Parkway Station 8 miles, Leamington Spa 8 miles, Birmingham International Airport 8.5 miles, M40 (J15) 10 miles, Stratford-upon-Avon 17.5 miles  
(All distances and times are approximate)

### Situation

Drakeshill is located on the edge of Kenilworth, along the road to Balsall Common. Kenilworth is a small historic town in the heart of Warwickshire with a wide range of shops, including a Waitrose, restaurants, sports facilities, and general amenities to suit various requirements. Kenilworth has a new railway station linking the town to nearby mainline stations at Leamington Spa and Coventry, while Warwick Parkway Station is also nearby.



**Tenure**  
Freehold

**Local Authority**  
Warwick District Council

**Council Tax**  
Band G





The area is well served by a range of state, grammar and private schools, including Crackley Hall in Kenilworth, King Henry VIII and Bablake in Coventry, Warwick School for Boys and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

The national motorway network is within easy reach, and Birmingham International Airport is just 11 miles away. Kenilworth has its own golf club, with The Warwickshire and Stoneleigh clubs also nearby.

## The property

Drakeshill is a detached family home built in 1934 with a prominent, elevated position overlooking open countryside. The current owners have carried out work, including a new kitchen/dining room, replacement double glazing throughout most of the property, and rewiring and re-insulation of the roof. Planning permission has also been granted to extend the property, and there is exciting scope with the extensive range of outbuildings. The property sits on approximately 1.2 acres, with gardens wrapping around the property.

The front door opens into an entrance hallway with original parquet flooring, a guest cloakroom and a staircase rising to the first floor. A small garden room is located off the hallway, and double doors open on to the garden. An open-plan kitchen/dining room has plenty of light and suits modern-day living, with a dual aspect and lovely views across the garden.





The recently updated kitchen features cherrywood units, granite worktops, Turkish marble flooring, a central island and a separate breakfast bar. Integrated appliances include a Neff dishwasher, hob, extractor, two ovens, warming drawer, a Bosch coffee machine, Klarstein wine fridge and Miele fridge/freezer.

There are two sets of large double doors opening on to the garden. From the kitchen is a utility room, rear entrance porch, and a conservatory with a gardener's WC, boiler room, and access to the integral double garage.

The large lounge has windows to two sides, a fireplace and built-in cupboards. A separate study/playroom with a bay window and side aspect is accessed from the hallway.

Upstairs, the large stained glass window on the landing is a beautiful property feature. The principal bedroom is generous in size, with built-in wardrobes and a bay window. A further large bedroom with a dual aspect and stunning view could also be used as the principal suite. There are three more double bedrooms, two with built-in wardrobes, a family bathroom, a separate WC, and a shower room.





## Existing Floor plan

Approximate Gross Internal Floor Area

House: 247 sq m (2,660 sq ft)

Outbuildings: 225 sq m (2,422 sq ft)

Total: 472 sq m (5,082 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



## Proposed Floor plan

House: 342 sq m (3,682 sq ft)

Outbuildings: 122 sq m (1,313 sq ft)

Total: 464 sq m (4,995 sq ft)

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## Gardens and grounds

The property has a gated entrance, and the driveway leads to a parking area in front of the house for several cars and a detached double garage and an integral double garage. A wooden gate opens to a rear driveway where there are two buildings and a large greenhouse. There is great scope for a buyer to replace these dwellings, subject to the necessary consents.

A pathway leads around the house and gives access to the south-facing garden. The garden has lovely views, several mature trees, and a pond.

## Planning permission

Planning permission has been granted for a two-storey extension over the existing garage and conservatory attached to the house (reference W/22/1595). This would convert the current integral double garage into the main house's accommodation, with two additional upstairs bedrooms with en suite bathrooms.



## Services

Mains electricity and water are connected to the property.  
Oil fired central heating. New consumer unit.

## Directions

Postcode: CV8 1PT

What3words: ///mixed.toast.vase

## Viewing

By prior appointment only with the agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated March 2024.

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Date: 04 April 2024  
Our reference: STR012369600

## Drakeshill, Birmingham Road, Kenilworth, CV8 1PT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,375,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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