



Pavilions, 35 Castle Hill, Kenilworth, Warwickshire





A **unique residence** opposite Kenilworth Castle, in the heart of Old Town.

Distances

Kenilworth town centre 0.5 miles, Warwick University 2.5 miles, Coventry 5 miles, Warwick 5.5 miles, Warwick Parkway Station 6 miles, Leamington Spa 6 miles, M40 (J15) 8 miles, Birmingham International Airport 11 miles, Stratford-upon-Avon 14 miles (All distances and times are approximate).

Situation

Pavilion is situated in the conservation area of Old Town Kenilworth. The property is a short walk from Kenilworth Castle and Abbey Fields, and some excellent restaurants and gastropubs are close by. Kenilworth is a small historic town in the heart of Warwickshire, with a wide range of shops, including a Waitrose, restaurants and sports facilities. The Warwickshire Golf and Country Club is located 5 miles away.

The property is well placed for motorway and rail networks and Birmingham Airport. A train station in the town is within walking distance, providing direct links to Coventry and Leamington Spa, with connections to London and Birmingham.



4



3



2



1



1

EPC

D

Tenure

Freehold

Local Authority

Warwick District Council

Council Tax

Band D



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 property

Pavilions is in a prestigious and sought-after location, overlooking Abbey Fields to the rear and opposite Kenilworth Castle and Castle Green. This bungalow was built in a prominent, elevated position in 1928. The current owner has extensively renovated and extended the property to a high standard. Steps rise to the front door from the driveway to a pretty veranda, and the front of the property is dressed with shutters. The front door opens into a beautiful open-plan kitchen/dining room with a vaulted ceiling and stone flooring. The kitchen features air-conditioning, a window seat, and a central island with part Corian worktops and part oak worktop on the breakfast bar. Integrated appliances include a Neff oven, combi-oven, induction hob, and dishwasher, and there is space for a freestanding American fridge/freezer. There is space for a large dining table, and a small snug is off the dining area. Steps lead down to a magnificent drawing room with windows on all sides, including a pretty picture window, wood flooring, electric fireplace, air conditioning, and French doors that open to the garden.

A door from the kitchen leads to a utility area and steps down to the tandem garage and cellar. The cellar is a useful storage area with good ceiling height, a WC, and a small storage cupboard, and it is tanked.

Steps lead from the kitchen to the principal bedroom suite, which occupies the first floor. A study area with a Velux window and fitted desk is on the landing. From the first-floor landing, steps rise to a small galleried mezzanine which overlooks the kitchen. The principal suite has a dual aspect, pitched ceiling, fitted dressing table, and several built-in wardrobes. The views across to Kenilworth Castle from the bedroom are lovely. An en suite bathroom always works as a Jack-and-Jill bathroom, with additional access from the landing. The bathroom is fully tiled with a walk-in shower, WC, bidet, dual basin with a vanity unit below, and a freestanding bath.









The remaining accommodation is located a few steps below the ground floor. There is a guest bedroom with French doors to the garden, a fitted wardrobe and en suite bathroom. Bedroom three has a rear aspect overlooking the garden, and a further double bedroom has built-in storage and could be used as an office or snug if all of the bedrooms were not required. The accommodation on this floor is extremely flexible. The two double bedrooms share the family shower room.

Outside, the south-facing rear garden is a beautiful feature of the property and extremely private, with views over Kenilworth Castle. The garden is partly walled and mainly laid to lawn, with a large patio ideal for entertaining and an additional seating area under a gazebo.

To the front, there is parking on the driveway for several cars and a tandem garage with an electric up-and-over door.

Services

All mains services are connected to the property. Electric heating. Heat recovery ventilation system with internal heat pump. Underfloor heating is provided to the kitchen/dining area, drawing room, and principal en suite bathroom.





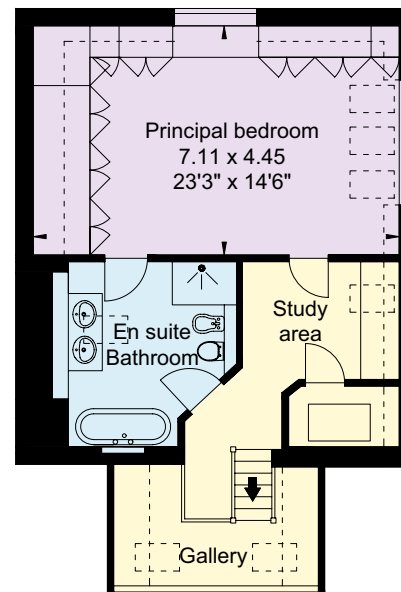
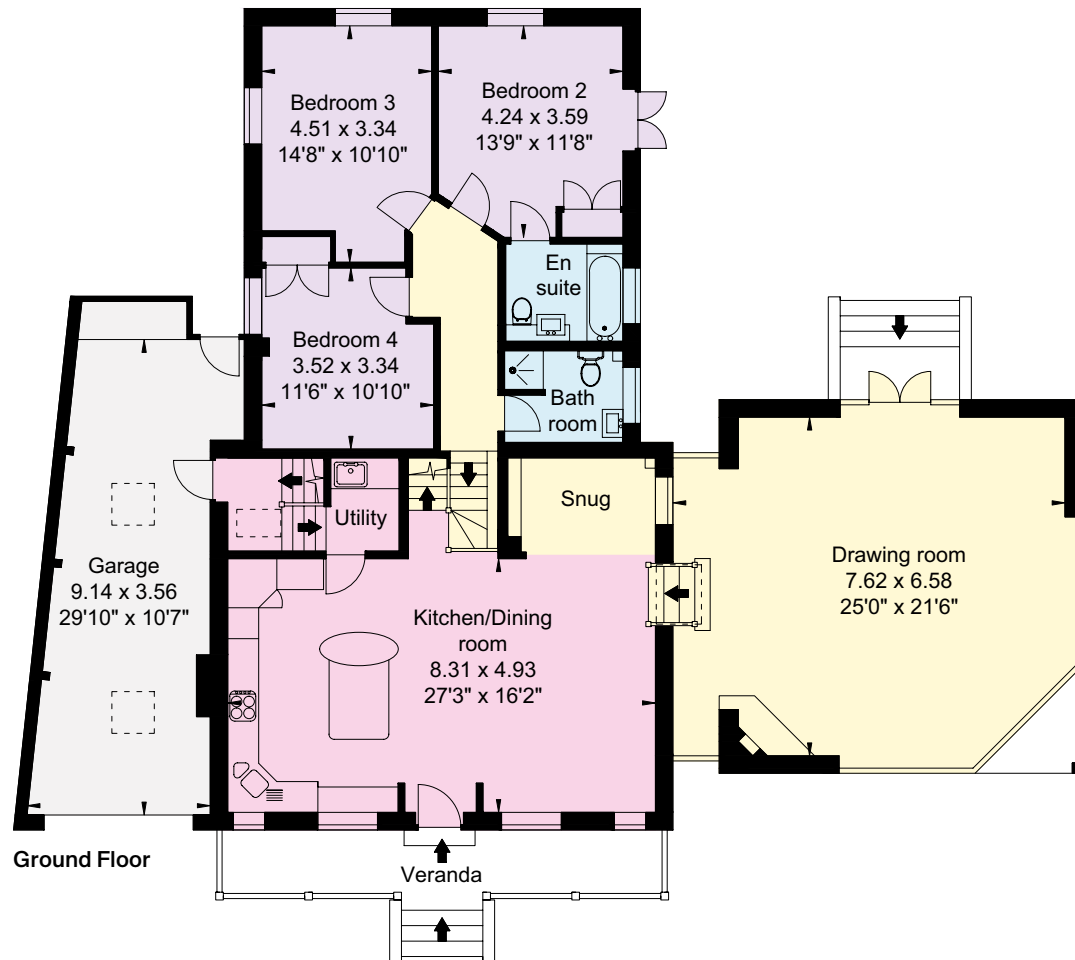
Directions (CV8 INB)

What3words:///cover.taps.stress

Viewing

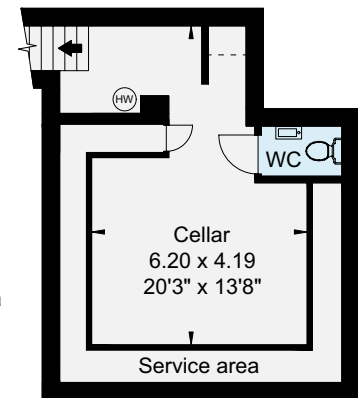
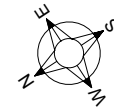
By prior appointment only with the agent.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

--- Denotes restricted head height



First Floor

Approximate Gross Internal Floor Area
 House: 260 sq m (2,800 sq ft)
 Garage: 32 sq m (345 sq ft)
 Total: 292 sq m (3,145 sq ft)
 inc. restricted head height

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.

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I would be delighted to tell you more

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