



**12 Castle Road**  
Kenilworth **CV8 1NG**  
Offers Over £850,000



# 12 Castle Road

Situated within a prime Kenilworth location in the shadow of the town's historic castle, this characterful Victorian semi-detached villa was built during the 1880's and offers spacious and substantial family accommodation arranged over three storeys. One of the most unique features of the layout is the fact that no two rooms within the house adjoin each other, whilst the arrangement of the five bedrooms over the upper two storeys allow for flexible family living with the second floor master bedroom forming a suite with en suite facilities and dressing area. On the ground floor the large kitchen/dining room allows easy access to the fabulous mature rear garden which is walled on all sides and beyond which there are superb views extending over neighbouring gardens to Abbey Fields and its lake beyond. Add to this the highly convenient proximity of the house to both the centre of Kenilworth, its wide range of amenities and the aforementioned Abbey Fields and Kenilworth Old Town and the result is a substantial and characterful family home in a desirable Kenilworth location.

## LOCATION

Kenilworth is superbly positioned within Warwickshire's infrastructure being a thriving town within easy reach of Coventry, Warwick, Leamington Spa and Stratford upon Avon. Its easy proximity to the Midland motorway network, notably the M40, allied with its own railway station make the town ideal for regular commuters. The historic focal point of Kenilworth itself is its famous castle, close to which Kenilworth's Old Town and main shopping centre are straddled by Abbey Fields and its lake. Facilities within Kenilworth itself are comprehensive including popular shops, independent retailers, bars and restaurants, along with highly regarded schools including the recently opened Kenilworth School.

## ON THE GROUND FLOOR

### THROUGH ENTRANCE HALLWAY

Providing a characterful entrance to the property with access to all of the ground floor accommodation and staircase off, quarry tiled floor and part panelling to the walls.

### DRAWING ROOM

3.30m x 4.98m (10'10" x 16'4")

- into secondary glazed bay window.

The focal point of which is a cast iron period fireplace housing an inset open coal effect living flame fire and having wood flooring with original corning to the ceiling.

### SITTING ROOM

3.91m x 3.43m (12'10" x 11'3")

Having a feature period fireplace and open reproduction cast iron grate along with secondary double glazed window to side elevation.

## KITCHEN/DINING ROOM

5.03m x 4.95m max (16'6" x 16'3" max)

- into bay.

A wonderfully spacious room which provides a fabulous outlook over the rear garden and to an open landscape beyond. The kitchen area is fitted with a comprehensive range of solid wood units, the base cupboards being surmounted by granite worktops and being complimented by a ceramic tiled floor. An undermounted Belfast style sink provides a further feature with double French style doors from the bay giving access into the delightful rear garden.

## UTILITY ROOM

4.06m x 2.13m max (13'4" x 7'0" max)

Providing useful appliance space with Belfast style undermounted sink unit, plumbing for washing machine, cupboard housing the Intergas boiler and external access to the side of the property. A further door gives access to:-

## CLOAKROOM/WC

With low level WC and corner wash hand basin.

## CELLAR

3.71m x 3.30m (12'2" x 10'10")

A useful single chamber cellar providing storage and housing the water softener and electric consumer unit.

## ON THE FIRST FLOOR

### LANDING

A spacious through landing which features a staircase off ascending to the second floor and provides access to:-

## BEDROOM TWO (FRONT)

3.40m x 5.03m max (11'2" x 16'6" max)

into bay window.

With feature period fireplace and secondary glazed bay window providing an outlook to Castle Road.

## BEDROOM THREE (SIDE)

3.94m x 3.66m (12'11" x 12'0")

A further spacious double bedroom with secondary glazed window to side elevation.

## BEDROOM FOUR (REAR)

4.27m x 3.30m (14'0" x 10'10")

With feature cast iron fireplace and rear elevation window providing a fabulous view over the garden to Abbey Fields and its majestic trees and lake beyond.

## BATHROOM

Beautifully appointed with period style fittings including high flush WC, free-standing roll top bath on claw feet, Victorian style tiling and walk-in shower enclosure with period style fittings and rain shower head.

## ON THE SECOND FLOOR

### LANDING

With doors to:-

## MASTER BEDROOM SUITE

### BEDROOM AREA

5.13m x 3.30m (16'10" x 10'10")

A substantial principal bedroom with large walk-in storage cupboard, access to roof space and side window along with open plan access to the dressing area.

## Features

Victorian Semi-Detached Villa

Prime Kenilworth Location Close to Castle

Two Reception Rooms

Large Dining Kitchen and Utility

Five Bedrooms

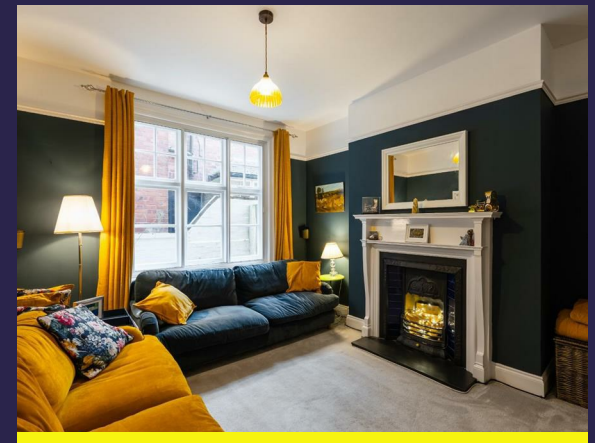
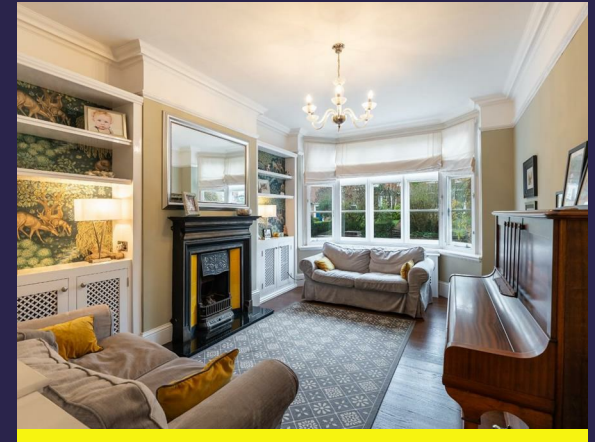
Two Bathrooms

Lovely Rear Garden

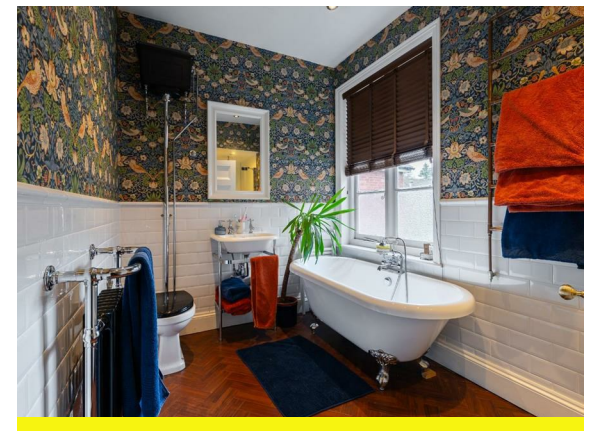
Magnificent Views to Abbey Fields

Paved Forecourt

A Truly Characterful Family Home









Floorplan



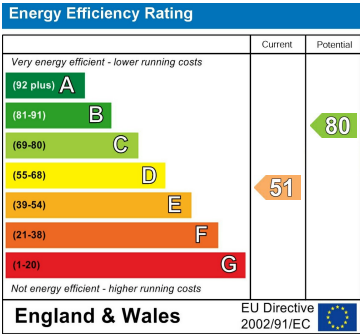
General Information

**Tenure**  
Freehold

**Services**  
We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

**Fixtures & Fittings**  
Specifically excluded unless mentioned in these sales particulars.

**Council Tax**  
Band E - Warwick District Council



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