



The Water Tower, Tainters Hill, Kenilworth

---





A wonderful opportunity to purchase this **one-of-a-kind** property.

### Distances

Coventry 5 miles (intercity trains to London Euston from 59 minutes), Warwick 6 miles, Warwick Parkway Station 6 miles (trains to London Marylebone from 69 minutes), Leamington Spa 7 miles, M40 (J15) 8 miles, Birmingham International Airport 11 miles, Stratford-upon-Avon 15 miles (All distances and times are approximate)

### Situation

The Water Tower is situated on Tainters Hill in the heart of Kenilworth. Kenilworth is a market town in the heart of Warwickshire, known for its historic castle, which dates back to Norman times. The town offers a wide range of shops, including a Waitrose, restaurants, public houses, sports facilities and general amenities to suit a variety of tastes. The property is well placed for the motorway and rail networks and Birmingham Airport.

					<b>EPC</b>
4	2	2		1	E

**Tenure**

Freehold

**Local Authority**

Warwick District Council  
01926 410410

**Council Tax**

Band F





The area is well served by a range of state, grammar and private schools, including All Saints CofE in Leek Wootton, 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.

Stratford-upon-Avon, the region's cultural centre with its Shakespearean heritage and theatres, is 14 miles away, and an Art Centre at Warwick University is 4 miles away. Kenilworth has a golf club with The Warwickshire and Stoneleigh clubs nearby. Racing is at Stratford-upon-Avon, Warwick and Cheltenham, and sailing and fishing are at Draycote Water.

## The property

The Water Tower is a most exciting and engaging opportunity to acquire an authentic piece of history. Originally a windmill in the mid-18th century, this property was converted to a water tower in 1885. Eventually, it became the incredible residence we see today. Given the origins of this amazing building, it will come as no surprise that the accommodation spans over six floors.



The ground floor comprises an entrance hall, a delightful drawing room with sliding doors opening to the patio area, a home office/dining room and a bespoke kitchen/breakfast room. The kitchen has a range of units, a granite worktop, and a central island. The first floor is home to the principal bedroom suite, which has an en suite shower room and a door opening to a private terrace. As we continue up the tower, three bedrooms and a family bathroom are spread over the four remaining floors.





Outside, the property has a driveway, providing parking for several cars and giving access to the double garage. The gardens are a delight, surrounding The Water Tower in its entirety with a range of mature trees ensuring privacy, herbaceous borders, terraces and larger lawned areas.

## Services

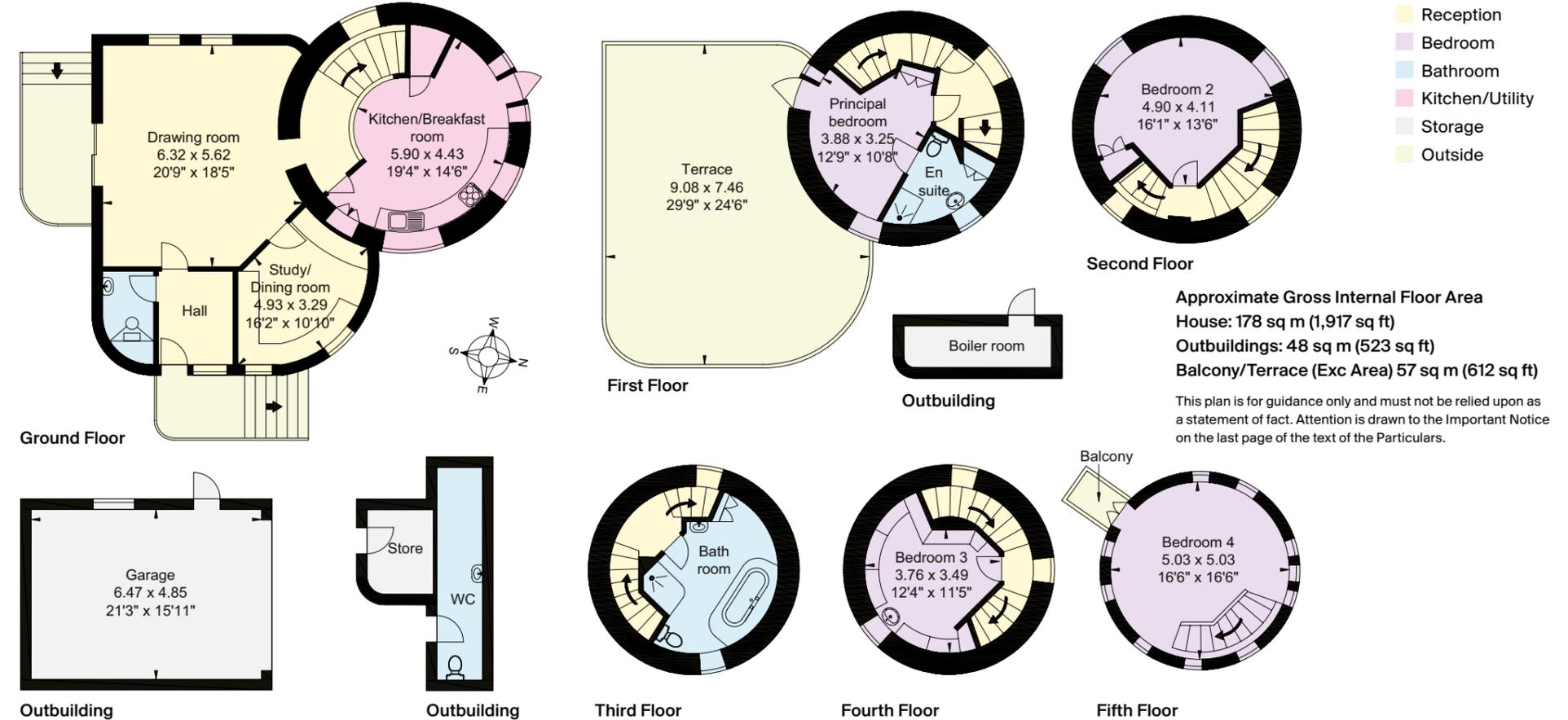
All mains services are connected to the property.

## What3Words

///scout.dash.wires

## Viewing

By prior appointment only with the agents.



**Knight Frank Stratford-upon-Avon**  
Bridgeway House, Bridgeway  
Stratford-upon-Avon  
Warwickshire CV37 6YX  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Will Ward-Jones**  
01789 297735  
william.ward-jones@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated June 2024. Photographs and videos dated June 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)





Date: 11 June 2024  
Our reference: STR012415602

## The Water Tower, Tainters Hill, Kenilworth, CV8 2GL

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,100,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

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

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**William Ward-Jones**  
Partner, Office Head  
+44 1789 206 951  
[william.ward-jones@knightfrank.com](mailto:william.ward-jones@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

[knightfrank.co.uk](https://knightfrank.co.uk)

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.2 Feb 24