



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.

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Tenure	Local Authority	Council Tax
Freehold	Warwick District Council 01926 410410	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

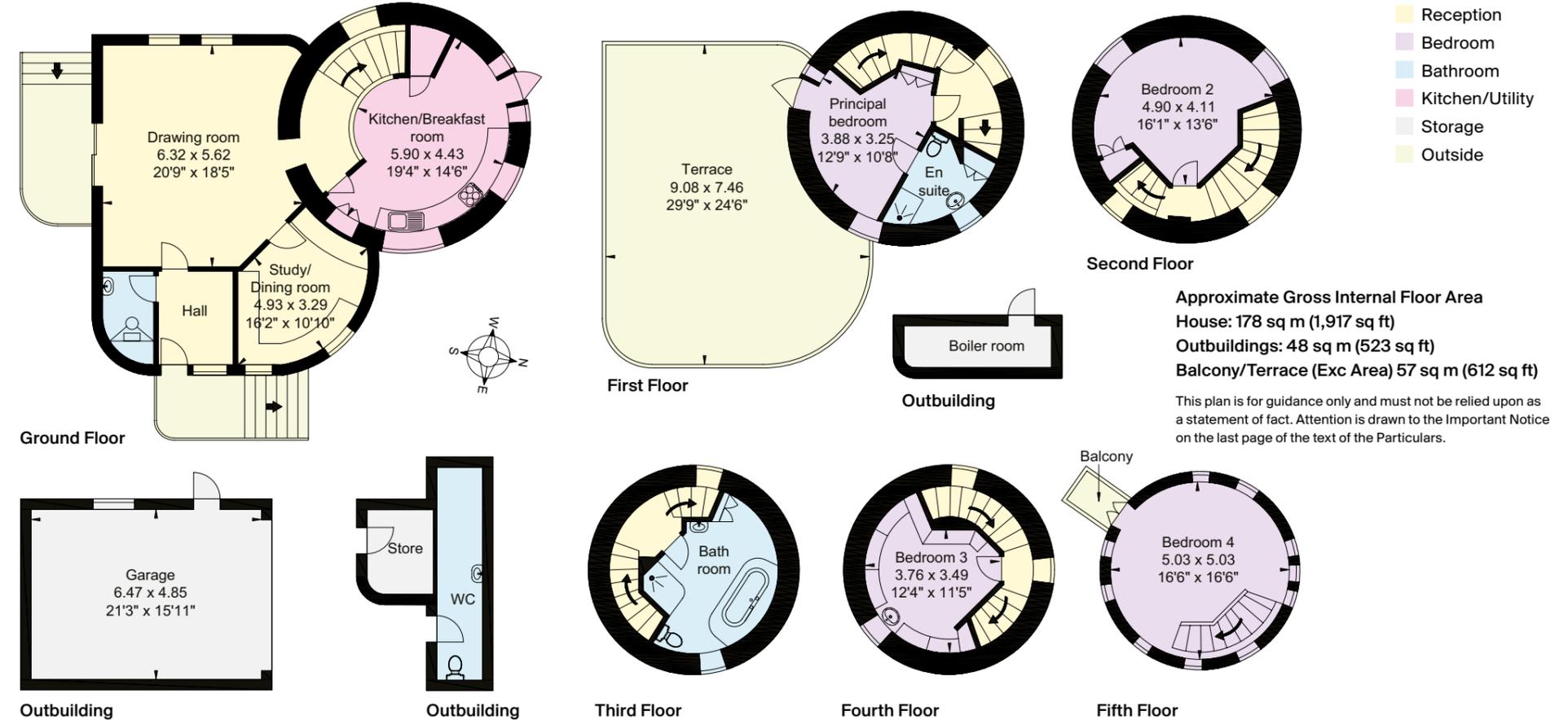
All mains services are connected to the property.

What3Words

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Viewing

By prior appointment only with the agents.



Knight Frank Stratford-upon-Avon
 Bridgeway House, Bridgeway
 Stratford-upon-Avon
 Warwickshire CV37 6YX
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I would be delighted to tell you more

Will Ward-Jones
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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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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.

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

We'd love to help you.

Yours faithfully



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