



15 CASTLE HILL

Kenilworth, Warwickshire



A CHARMING GRADE II LISTED COTTAGE IN LITTLE VIRGINIA

This attractive listed thatched cottage benefits from a garage, a beautifully landscaped garden and views over the lake in Abbey Fields in a private community.



Local Authority: Warwick District Council

Council Tax band: F

Tenure: Freehold

Postcode: : CV8 1NB

What3words: ///drill.pull.snail



LOCATION

15 Castle Hill is one of a handful of 18th-century cottages in the sought-after hamlet of Little Virginia in the conservation area of Old Town Kenilworth. The property overlooks the lake in Abbey Fields and has views of Kenilworth Castle, along with some excellent restaurants and gastro pubs and coffee shops. Kenilworth is a thriving historic town in the heart of Warwickshire, offering a wide range of shops, including a Waitrose, restaurants and sports facilities.

Kenilworth Golf Club is 1 mile away, and the Warwickshire Golf and Country Club is 5 miles away. The property is well placed for motorway and rail networks and Birmingham Airport. There is a train station in the town, which is within walking distance, providing direct links to Coventry and Leamington Spa and connections to London and Birmingham.









THE PROPERTY

The property dates to around 1713, and is a beautifully presented, period cottage that has been sympathetically and extensively refurbished by the current owner, blending character and charm with modern-day living. The property offers an abundance of original features throughout, such as timber beams, latched doors and inglenook fireplaces, and benefits from underfloor heating in the kitchen/dining room, drawing room and shower room on the ground floor.

Beyond the white picket fence, a crazy paved path leads to a partially glazed stable door which opens to a bright and airy kitchen/breakfast room with dual aspect. The bespoke shaker-style kitchen, finished with granite worktops and equipped with integrated SMEG appliances, flows into the dining area, which offers space for a dining table, and provides access to the stone-paved patio beyond. A door from the kitchen opens to a charming, dual aspect drawing room complete with an inglenook fireplace housing an electric fire, and a stylish shower room. This flows into a versatile ground-floor double bedroom, warmed by a Lyme Regis stove set into an inglenook fireplace and opening onto the garden through double doors, that could serve equally as a snug, guest suite or generous home office.







Stairs in the drawing room rise to the first-floor landing, which provides access to two further generous bedrooms with bespoke fitted wardrobes and beautiful views to the landscaped rear garden and Abbey Fields nature reserve beyond. The first floor further extends to a storage room leading from the Principal bedroom and a spacious bathroom, complete with a dual-end, large spa bath.

The property benefits from a single garage with an electric roller door. Residents also benefit from two parking permits and a visitor pass. The south-easterly facing rear garden is principally lawned and is bordered in part by wooden fencing and in part by a mature hedgerow, offering privacy and seclusion. A cobbled-edged pebble pathway with a lawned centre leads to a summerhouse and a large wooden deck with a covered seating area overlooking the lake and protected nature reserve, which provides an excellent space for outdoor dining and entertaining.

Services: Mains electricity, gas, water, and drainage are connected to the property. Mains gas-fired central heating. Electric underfloor heating. Telephone and broadband.





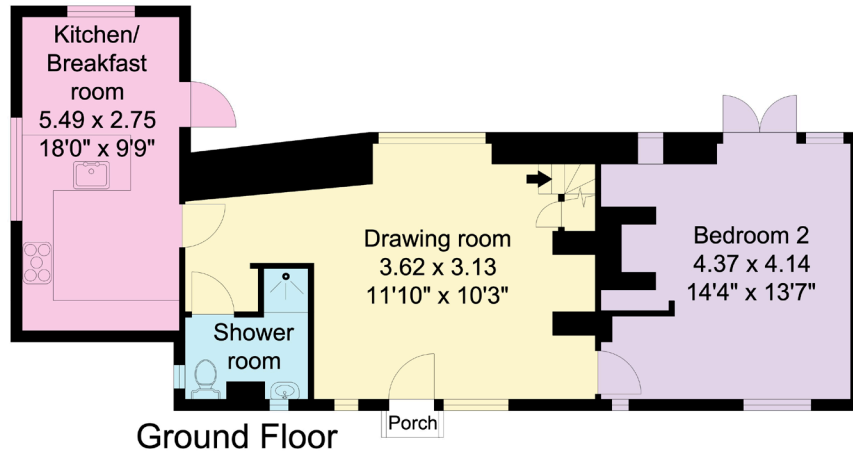


DISTANCES

Kenilworth town centre 0.4 miles, Warwick University 3.6 miles, Warwick 5.7 miles, Coventry 7.3 miles (intercity trains to London Euston from 59 minutes), Warwick Parkway Station 6.3 miles (trains to London Marylebone from 69 minutes), Leamington Spa 6 miles, M40 (J15) 8 miles, Birmingham International Airport 11 miles, Stratford-upon-Avon 14 miles. All distances and times are approximate.

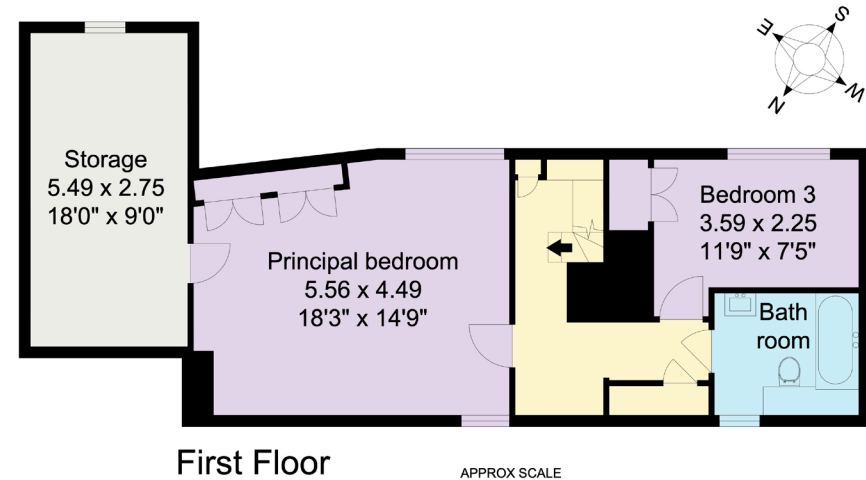






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

15 Castle Hill Kenilworth



APPROXIMATE GROSS INTERNAL FLOOR AREA:
132.5 sq m (1,425.8 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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Date: 09 October 2025
Our reference: STR012589372

15 Castle Hill, Kenilworth, CV8 1NB

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £900,000.

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