



GREEN ACRES

Oldwich Lane East, Fen End, Kenilworth, Warwickshire



AN ATTRACTIVE AND SPACIOUS COUNTRY HOUSE SET IN PRIVATE GROUNDS EXTENDING TO 1 ACRE

With a separate annexe and home office, a range of outbuildings, and beautiful views.



Services: Mains electricity, drainage, and water are connected. LPG and oil central heating.

Ground source heat pump. Telephone and broadband. Solar panels

What3words: ///lows.skim.fillers

Tenure: Freehold

Local Authority: Solihull Borough Council

Council Tax Band: F

Viewing: By prior appointment only with the agents.

SITUATION

Green Acres is located close to Chadwick End and Honiley, to the west of Kenilworth, and close to Balsall Common. Kenilworth is a small historic town in the heart of Warwickshire with a wide range of shops, including a Waitrose, restaurants, sports facilities, and general amenities to suit various requirements.

Kenilworth has a new railway station that links the town to nearby mainline stations at Leamington Spa and Coventry. Additionally, Warwick Parkway Station is also nearby, offering a direct service to London Marylebone.

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 national motorway network is within easy reach, and Birmingham International Airport is just 11 miles away. Kenilworth has its own golf club, with The Warwickshire and Stoneleigh clubs also nearby.

Distances: Kenilworth 5 miles, Solihull 7 miles, Tile Hill train station and Warwick University 7 miles, Coventry 10.5 miles, Warwick 9 miles, Warwick Parkway Station 8 miles, Leamington Spa 10 miles, Birmingham International Airport 9 miles, M40 (J15) 9.5 miles, M42 5.5 miles, Stratford-upon-Avon 16 miles (All distances and times are approximate)





THE PROPERTY

Green Acres is a well-presented, detached property that has been sympathetically and extensively refurbished by the current owners, blending character and charm with modern-day living.

The front door opens to an impressive, vaulted dining room with exposed timbers and oak flooring. This flows into a bright and airy kitchen/breakfast room, complete with a central island, lilac AGA, and a range of base and wall-mounted units sat beneath a granite surface. The kitchen leads to a wonderful orangery, which provides stunning views to the rear garden and external access to the patio and garden beyond through bifold doors, and further to a cosy sitting room, with a wood-burning stove and bifold doors opening to the garden. A door from the kitchen opens to a charming hall, with stairs rising to the first floor and a door which opens to the magnificent drawing room, complete with an inglenook fireplace housing a wood-burning stove and a large bay window offering southerly facing views to the front of the property. The ground floor further extends to a boot room, utility/WC, shower room, and pantry.

Stairs in the hall rise to the first-floor landing, which provides access to the dual-aspect, Principal bedroom with a range of fitted wardrobes and a stylish en suite shower room. The first floor extends to three further bedrooms, all of which offer different views of the surrounding grounds and countryside, and are serviced by a shower room and a spacious bathroom complete with a fitted bath. A storage room is also accessed from the bathroom.







GARDENS AND GROUNDS

Externally, a 5-bar oak electric gate opens to a private gravelled driveway with ample parking space for a number of cars. The property further benefits from a double carport, garden machinery store, and a log store.

The rear garden is a particular feature of the property; it is principally lawned and offers a variety of seating and dining areas that are accessed by a stone-paved path that winds between shrub and herbaceous borders and raised beds, a pond bordered by wooden fencing, and delightful lawned areas. The covered outdoor dining area offers a wonderful entertaining space, and double doors lead to a garden storage room and a large workshop. The garden also offers a sauna. A heated swimming pool, which will require relining is located beneath artificial grass.

Beyond the mature hedgerow lies a spacious lawn, with a scattering of mature trees providing complete privacy and seclusion.

The annexe provides flexible accommodation, comprising a large room with a kitchenette, a shower room, and an office with an external door opening to the garden.

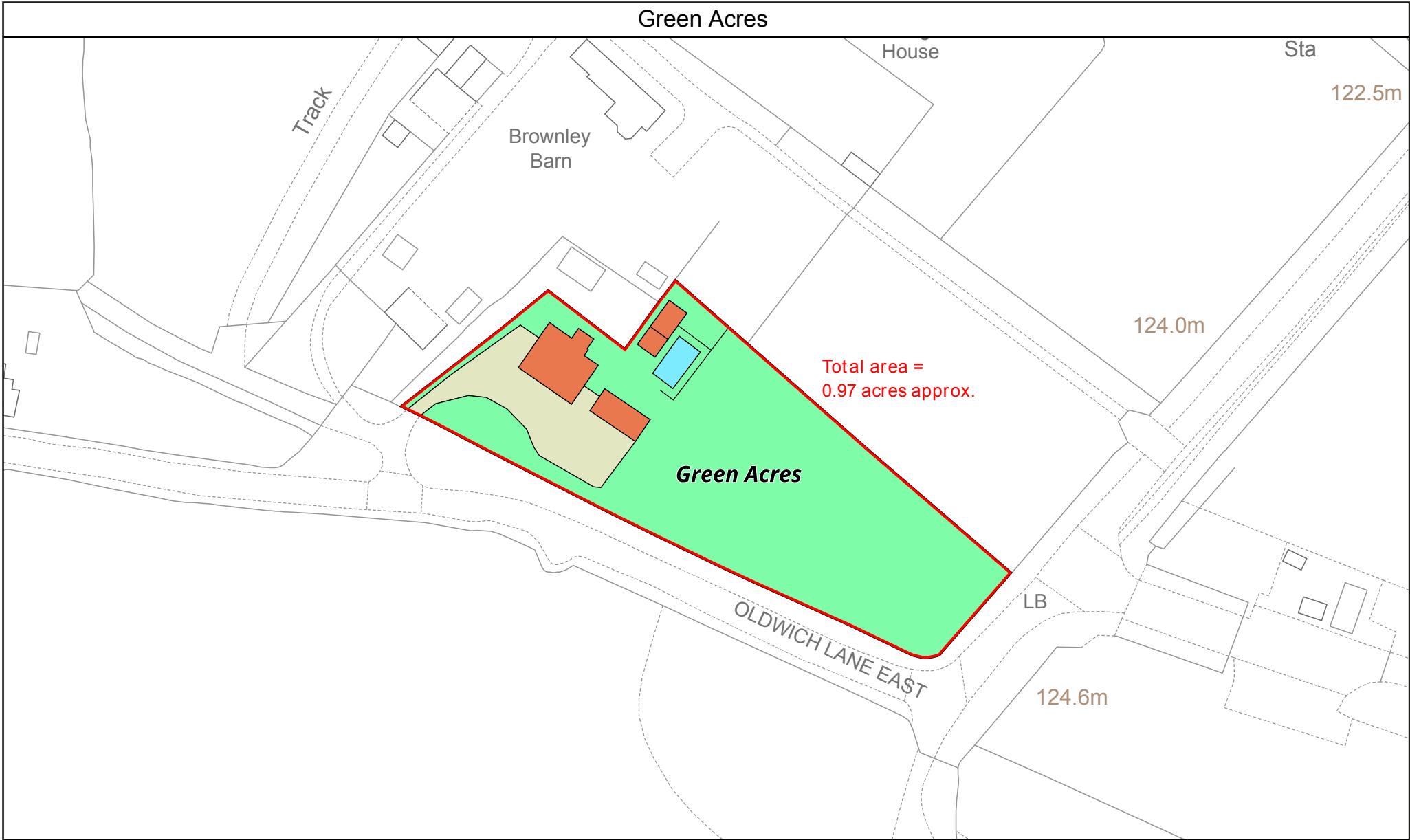






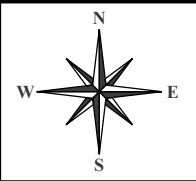






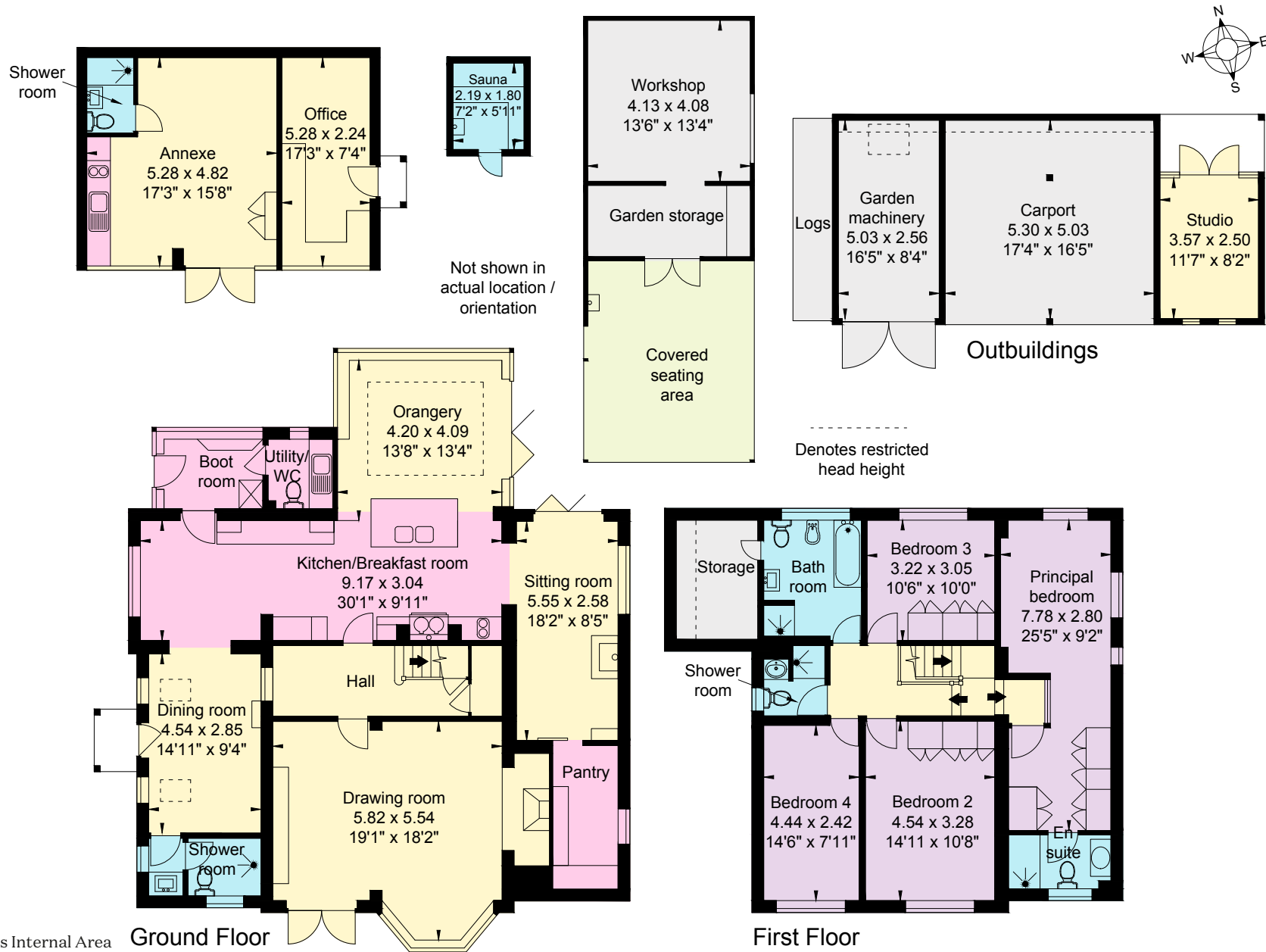
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Date: 06:10:25	Drawn By: CW	Scale: 1:1000 @ A4	Plan Ref: 20596
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Approximate Gross Internal Area
 House: 233 sq m (2,509 sq ft)
 Annexe/Office: 38 sq m (410 sq ft)
 Outbuildings: 79 sq m (850 sq ft)
 Total: 350 sq m (3,769 sq ft)
 inc. restricted head height

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.

We would be delighted
to tell you more.

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Date: 17 October 2025
Our reference: STR012340824

Green Acres, Oldwich Lane East, Fen End, Kenilworth, CV8 1NR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,500,000**.

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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We'd love to help you.

Yours faithfully



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