



Lancellotte Avenue, Kenilworth, CV8 2WL

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

**** AVAILABLE 8th AUGUST - NEW BUILD 2025 - THREE BEDROOM FAMILY HOME- PET FRIENDLY -VIRTUAL TOUR ASSIST ****

A beautifully situated development on the desirable east side of Kenilworth, Stoneleigh View offers the perfect blend of countryside charm and modern connectivity. Nestled on Glasshouse Lane, this exceptional location provides easy access to the A46 and M40 – ideal for commuters travelling to Warwick, Leamington Spa, Coventry and beyond.

Kenilworth is one of the most desirable places to live in Warwickshire – and for good reason. This historic market town combines rich heritage with contemporary convenience, making it a popular choice for families, professionals, and retirees alike. Positioned between Coventry and Warwick, Kenilworth offers superb amenities, excellent schools, and fantastic transport links, all within a welcoming community

Getting around is easy with excellent transport links. Kenilworth railway station offers regular services to Coventry, Leamington Spa and Birmingham. By car, the nearby A46 and M40 provide swift access to the wider motorway network, while Birmingham International Airport is just a short drive away – perfect for business or leisure travel.

Families are well-served by a number of highly regarded schools, including the renowned Kenilworth School and Sixth Form – one of the region's top performers. The area also benefits from proximity to leading universities, including Warwick and Coventry.

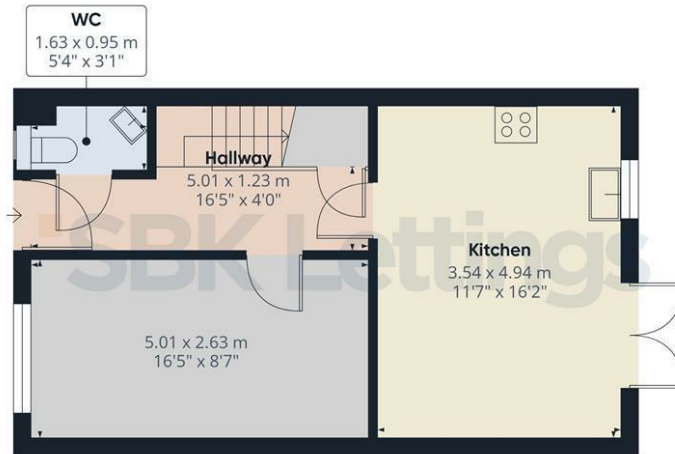
*Please note that layout and garden may differ from photos, these have been sourced from an identical home (viewing is a must) - Energy Rating A. Council Tax Band D. Viewing by strict appointment only. Location finder: [what3words:///codes.usage.ages](#)



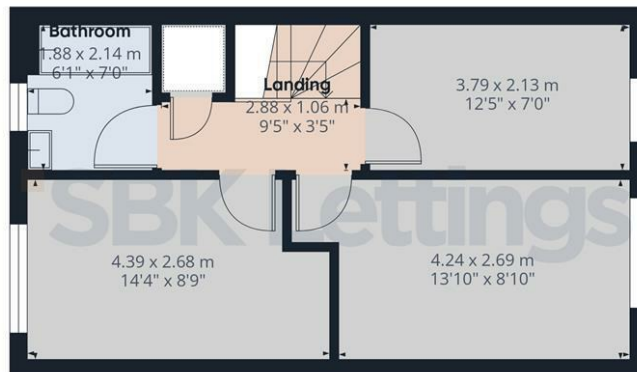


Key Features

- AVAILABLE 8th AUGUST
- NEW BUILD 2025
- KENILWORTH, OFF GLASSHOUSE LANE
- 3 BEDROOM FAMILY HOME/PET FRIENDLY
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR 2 CARS
- EXCELLENT COMMUTE ACCESS
- AIR SOURCE HEATPUMP
- EPC A
- COUNCIL TAX D



Ground Floor



Floor 1

Approximate total area⁽¹⁾
80.2 m²
863 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



£1,565 PCM