



31 High Street, Kenilworth – CV8 1LY

£575,000 Freehold

- Council Tax band: D • Tenure: Freehold • Energy Efficiency Rating: D • Environmental Impact Rating: E • Charming Grade II listed period house within one of Kenilworth's most beautiful conservation areas

Recently refitted, modern kitchen and bathrooms

Over 1,000 sq. ft. of accommodation arranged over three floors



Set within Kenilworth's historic Old Town, this beautifully renovated period home offers a rare chance to enjoy characterful living with modern comfort. Arranged over three floors and extending to just over 1,000 sq. ft., Church Cottage blends historic charm with generous proportions and is ready for its next chapter.

Tucked away from the main road and accessed via a discreet side entrance, the ground floor enjoys a peaceful setting, opening into a welcoming hallway that leads through to a spacious kitchen and living room.

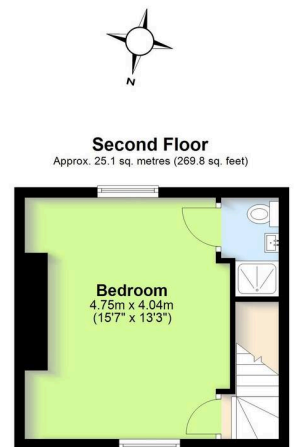
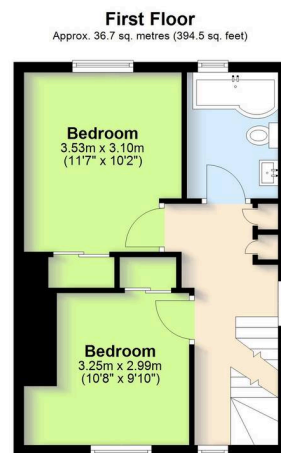
On the first floor are two well-proportioned double bedrooms, both fitted with shutters and built-in wardrobes, alongside a stylish white family bathroom with bespoke Amtico flooring.

The top floor is dedicated entirely to the impressive main bedroom, featuring dual-aspect windows, excellent storage potential within chimney breast alcoves, and a modern en-suite shower room.

Outside, a private south-facing patio garden provides a sunny, low-maintenance retreat, complemented by a neighbouring community garden that offers greenery without the



- › South facing low maintenance patio overlooking Abbey Fields
- › Three spacious double bedrooms with shutters, including a top-floor dual aspect main bedroom with stylish en-suite shower room
- › Impeccable, neutral condition with scope to add your own personality in time
- › Abbey Fields, Kenilworth Castle, Parliament Piece and Kenilworth Common
- › Bus and Rail links close by
- › No Chain



Total area: approx. 98.5 sq. metres (1060.4 sq. feet)
This floorplan is for illustration purposes only and should not be relied upon as a statement of fact