



RICHMOND HOUSE

18 ABBEY END, KENILWORTH, WARWICKSHIRE



AN ELEGANT AND BEAUTIFULLY APPOINTED GEORGIAN TOWN HOUSE

Benefitting from a mature garden, a tandem garage and delightful views over Abbey Fields

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Services: Mains electricity, water, gas and drainage are connected to the property.

Fixtures and fittings: All those mentioned in the particulars are included in the sale, all others are excluded.
However, certain items, such as the curtains and blinds, may be available by separate negotiation.

What3words: ///went.riders.cope

Tenure: Freehold.

Local Authority: Warwick District Council. Telephone: 01926 456760

Council Tax Band: G

SITUATION

Richmond House is situated in a desirable location on Abbey End within the conservation area of the historic market town of Kenilworth. The property enjoys an unrivalled outlook across Abbey Fields of which provides access to a network of public footpaths and open countryside. The property is within walking distance of Kenilworth Castle, along with some excellent restaurants, gastro pubs and coffee shops in the town centre. Waitrose supermarket is a short walk from the property.

The M40 (J15) is readily accessible for commuters, providing routes to Birmingham to the north and London to the south. Warwick Parkway is only 5 miles from the property and offers a direct rail service to London Marylebone from 90 minutes. Additionally, there is a train station in Kenilworth, which is within walking distance, providing direct links to Coventry and Leamington Spa, with connections to London and Birmingham.

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.

Racing can be found at Warwick, Stratford-upon-Avon and Cheltenham. The Warwickshire Golf and Country Club is located 2.7 miles away and Kenilworth Golf Club is situated 3.8 miles away.

Distances: Warwick University 2.7 miles, Warwick 5.2 miles, Leamington Spa 5.3 miles, Warwick Parkway Station 5.7miles (trains to London Marylebone from 69 minutes), Coventry 6.3 miles (intercity trains to London Euston from 59 minutes), M40 (J15) 7.6 miles, Birmingham International Airport 11 miles, Stratford-upon-Avon 13.6 miles. (All distances and times are approximate).



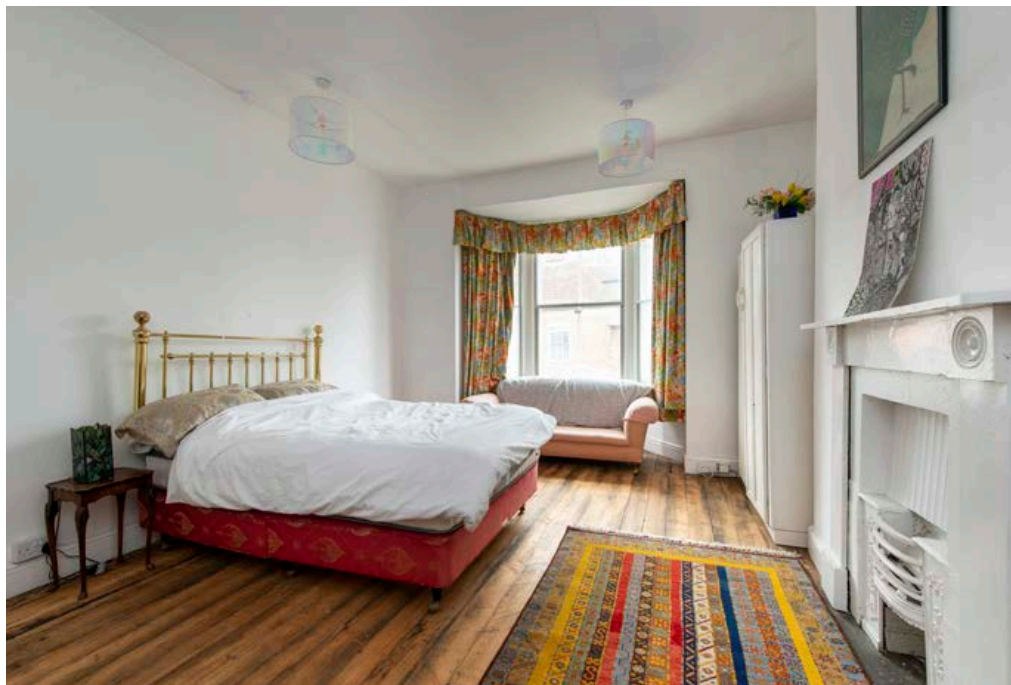
PROPERTY

Richmond House is an impressive, Grade II listed terraced townhouse with a slate roof and two double-height bay windows to the front façade, which offers an excellent opportunity for further modernisation.

The front door opens to a welcoming entrance hall with a staircase rising to the first floor. A door on the left opens to a bright and airy dining room, benefiting from detailed cornicing to the ceiling, a fireplace, and a large bay window that floods the room with natural light. The elegant drawing room is accessed by a set of doors leading from the dining room and also provides access to the partly glazed garden room, which has external access to the stone-paved patio and the lawned garden beyond. Both the dining room and drawing room are generously sized and benefit from original timber flooring. The entrance hall further provides access to a charming sitting room, with similar proportions and features to the dining room. The ground floor accommodation comprises a WC, currently used as a utility room, and a kitchen and breakfast room, offering a range of units, a Belfast sink, an oven, space for a fridge-freezer and dishwasher, and delightful, southerly views to the private and mature garden.

Stairs from the hall descend to a wine cellar and rise to the first-floor landing, which provides access to an impressive Principal bedroom, benefiting from an original fireplace, fitted wardrobe, and large bay window. Another spacious bedroom enjoys the benefit of a bay window and views to the front of the property, and a further generous bedroom offers fitted wardrobes and southerly views to the rear garden. Two smaller bedrooms complete the first-floor accommodation, and all the bedrooms are served by a shower room and bathroom.



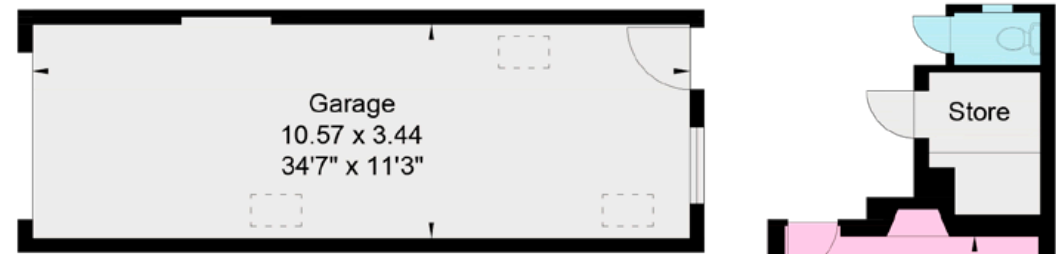




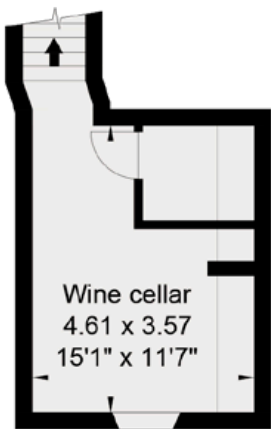
OUTSIDE

The property benefits from a tandem garage and ample on-road parking, with pedestrian-gated access to the garden.

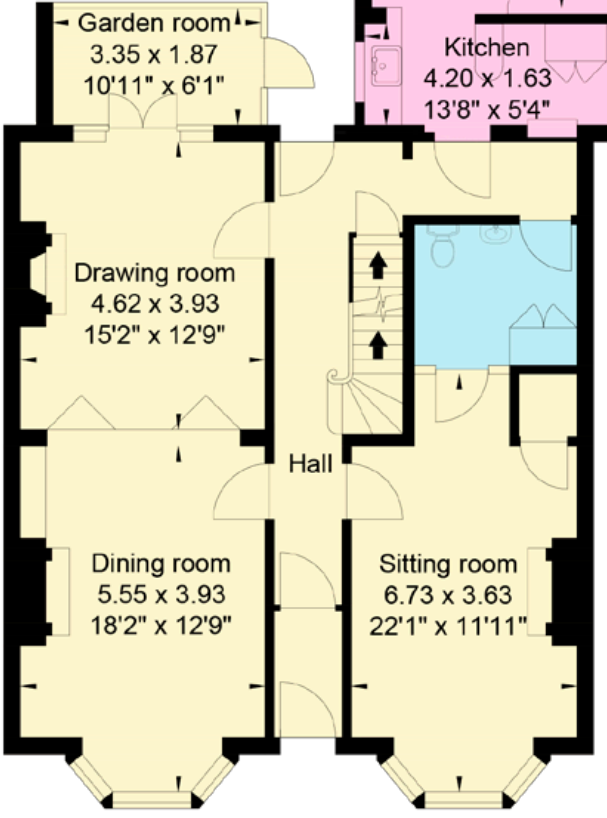
The south-facing garden is walled and principally lawned, offering complete privacy and seclusion, with shrub and herbaceous borders providing colour and interest throughout the year. A stone-paved patio, accessible from the kitchen/breakfast room and the garden room, provides a wonderful space for outdoor entertaining and dining. The property also benefits from an outside WC and store.



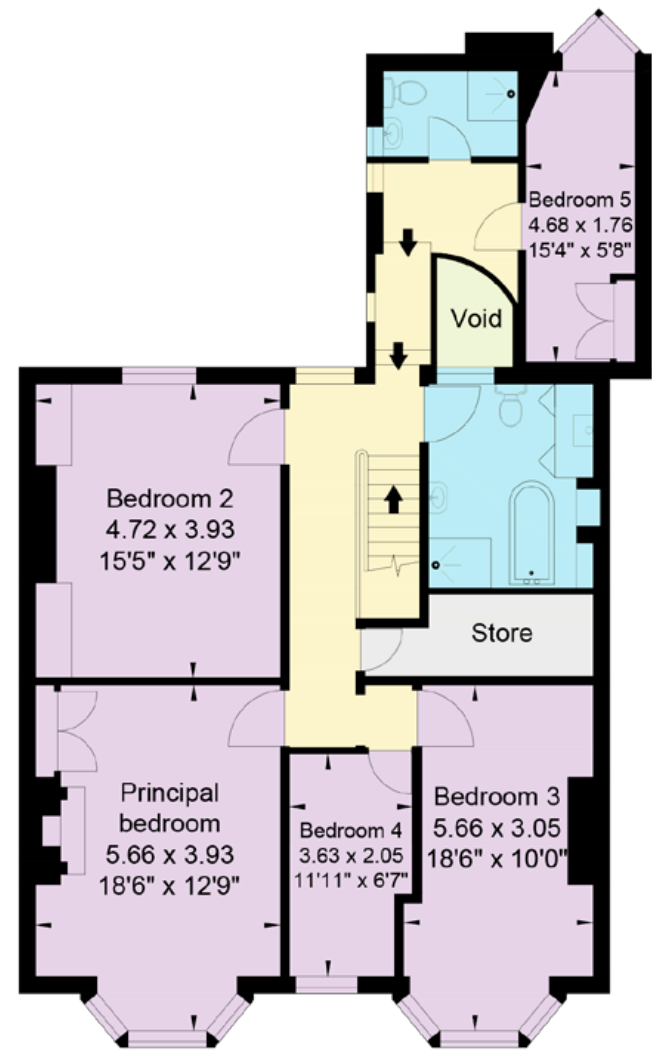
Not shown in actual location / orientation



Cellar



Ground Floor



First Floor

Approximate Gross Internal Area
House: 243 sq m (2,617 sq ft) exc. Void
Garage/Store/External WC: 42 sq m (453 sq ft)
Total: 285 sq m (3,070 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.

We would be delighted
to tell you more.

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Date: 03 February 2026
Our reference: STR012532511

Richmond House, 18 Abbey End, Kenilworth, CV8 1LS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £975,000.

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