

25 WILKSHIRE ROAD

KENILWORTH



NO ORDINARY THREE-BEDROOM HOUSE

25 WILKSHIRE ROAD,
KENILWORTH,
CV8 1NA

A fabulous detached three-bedroom home on the highly desirable Pavilions development, set just off Warwick Road and alongside Kenilworth Cricket Club, complete with driveway parking and garage.

This is no ordinary three-bedroom house. The proportions, ceiling heights and overall sense of space are more commonly associated with a four-bedroom design, giving the house a particularly grown-up feel. The current owners have built on those excellent foundations with a series of thoughtful upgrades, from the beautifully appointed kitchen to substantial fitted bedroom storage.







Outside has been given equal attention. Rather than being treated as an afterthought, the garden has been carefully landscaped to create a wonderfully private haven, with established planting providing a riot of colour and plenty of space to sit, dine and unwind.

Step inside and a generous reception hall immediately sets the tone. The nicely proportioned sitting room provides a comfortable place to retreat, while a separate home office is ideal for those working from home. There is also a useful utility room and cloakroom/WC.

The centrepiece, though, is undoubtedly the outstanding dining kitchen. Beautifully fitted and comprehensively equipped with integrated appliances, it is a genuinely sociable room with space to cook, eat and gather, opening directly onto the landscaped garden and bringing the outside in during the warmer months.



Upstairs, the sense of space continues. Not one but three of the bedrooms have their own en-suite shower rooms, and All three are excellent doubles. The bathrooms throughout are stylish and contemporary, with a clean, luxurious finish, while extensive fitted wardrobes provide the sort of storage so often missing from modern homes.

Practicality is equally well catered for outside, with a private driveway providing off-road parking and a garage offering secure parking or valuable additional storage.

Kenilworth

One of Warwickshire's most desirable towns, Kenilworth combines a strong sense of community with an excellent everyday lifestyle. The town centre offers a good mix of independent shops, cafés, restaurants and pubs alongside Waitrose and the essentials, while Abbey Fields provides acres of green space almost in the heart of town. Kenilworth Castle, the surrounding countryside and an excellent choice of schools add to its appeal. For cricket lovers, it gets better still, with Kenilworth Cricket Club quite literally on the doorstep.

Getting around

Kenilworth is particularly well placed for life across Warwickshire and the wider Midlands. The railway station provides services towards Coventry and Leamington Spa, with onward connections to Birmingham and London, while the A46 gives straightforward access to the motorway network.

Leamington Spa, Warwick and Coventry are all within easy reach, as are Warwick University and the major employment centres around Coventry and Birmingham. It is a location that works equally well for commuting, hybrid working or simply enjoying everything this part of Warwickshire has to offer.

KEY FEATURES

***Fabulous detached
three-bedroom home***

Highly desirable
Pavilions development

Generous proportions and
impressive ceiling heights

Outstanding upgraded dining kitchen

Separate sitting room and home office

Three excellent en-suite bedrooms

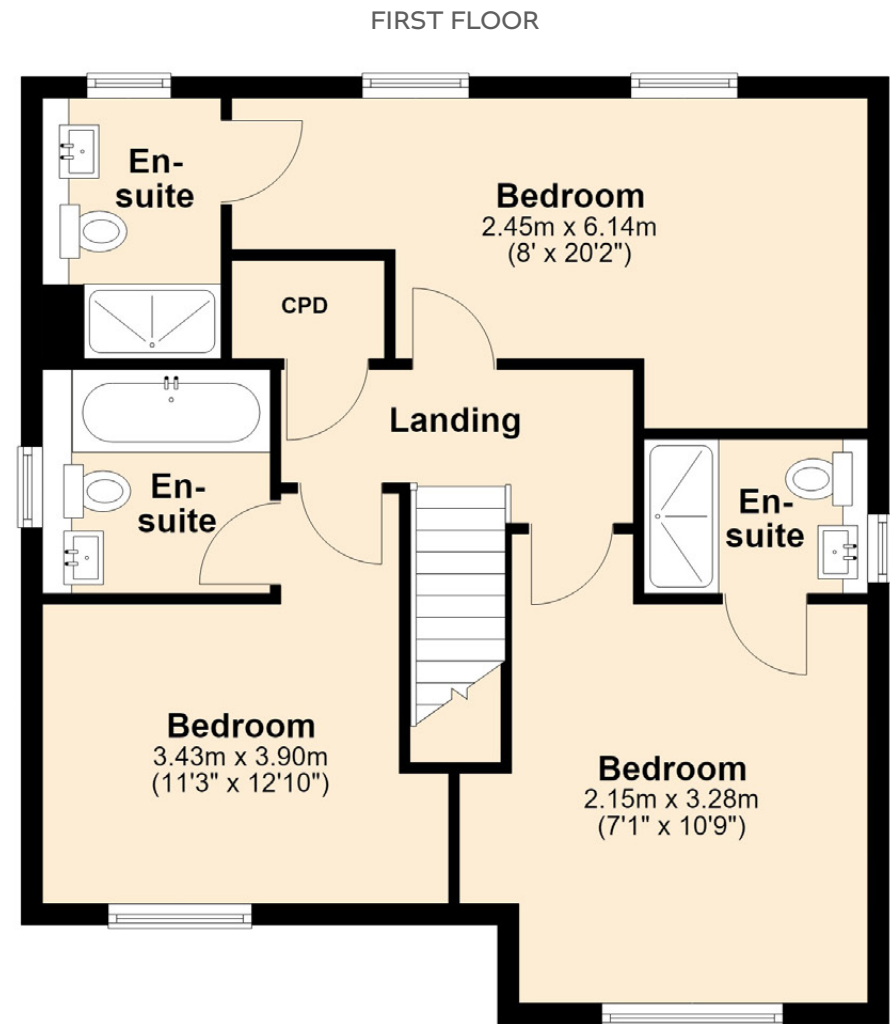
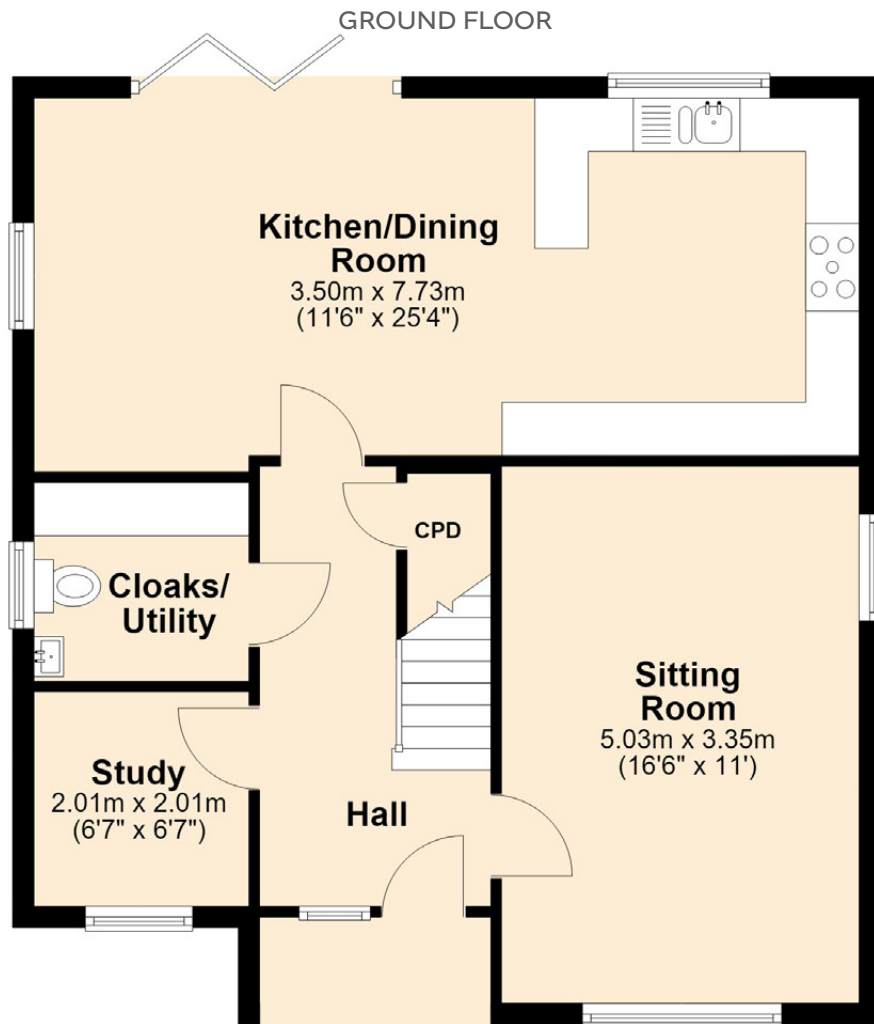
***Beautifully landscaped,
colourful private garden***

Driveway and garage

Next to Kenilworth Cricket Club
and ***close to town centre***



FLOOR PLANS & DIMENSIONS



Total Area: 123.0 sq. metres. (1,323.6 sq. feet)

Illustration only and not to scale.

Handles Property

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CV32 5HQ

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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LOCATION



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