



4 Abbotsford Mews | Kenilworth | CV8 2FH

A luxury property in 'Old Town' with a small and exclusive private gated community. This is a stunning, immaculately presented and very stylish townhouse one of only eight built in 2019 by Castle Homes of Warwick with the remaining term of LABC build warranty. The modern design includes open plan ground floor living, a private courtyard garden, three double bedrooms, master with en-suite and a private roof terrace. The present sellers have also made further improvements to this fabulous home since their purchase. Viewing is essential.

£595,000

- Two Allocated Parking Spaces
- EV Charging Point
- Ideal 'Old Town' Location
- No Chain Involved



Property Description

Castle Homes are multi award winning developers who focus on meeting the aspirations and expectations of home owners. This is very much the case at Abbotsford Mews, a gated development of only eight properties in the grounds of the Georgian Grade II listed Abbotsford House. The properties provide desirable living spaces with high quality fittings and finishes with features to improve the performance and sustainability of each property including a Hive heating system, data ports throughout and EV charging points to the outside. The location is perfect for the 'Old Town', Abbey Fields, Open Countryside and the Castle. The accommodation is also very flexible in design and can be lived in as a traditional three bedroomed townhouse with en-suite or a two bedroom home with the top floor then becoming a further reception room which has access to a sunny roof terrace. A very special property with recent added extras to include landscaping of the rear courtyard garden, decoration and many electronically operated window blinds.

CANOPY PORCH & OAK DOOR TO ENTRANCE HALL

With oak floor, understairs storage space, built in cloaks storage cupboard and oak, glass and newly carpeted staircase.

UTILITY ROOM/CLOAKROOM

Having concealed cistem w.c., wall mounted wash basin and integrated washer/dryer. Built in storage cupboard housing the Heat Recovery mechanical ventilation system.

OPEN PLAN GROUND FLOOR LIVING KITCHEN AND DINING AREA

16' 4" x 9' 6" (4.98m x 2.9m)

Having an extensive range of units set under contrasting worktops then extending to form upstands. AEG five burner gas hob, AEG built in microwave and AEG electric oven with stainless steel chimney extractor hood over.

Franke one and a half bowl under-mount sink having mixer tap over, pull out waste/recycling bin, integrated dishwasher and tall built in fridge/freezer. Further cupboard housing the gas boiler. Oak floor with underfloor heating and space for dining table and chairs. From this dining area a couple of steps lead up to:

LOUNGE AREA

16' 3" x 11' 4" (4.95m x 3.45m)

With oak floor having underfloor heating, bi-fold doors leading to the private courtyard garden and dimmer switch. A lovely stylish living area.

FIRST FLOOR LANDING

With radiator and Hive heating control.

DOUBLE BEDROOM

14' 4" x 8' 6" (4.37m x 2.59m)

Having two radiators, dimmer switch and built in triple wardrobes.

DOUBLE BEDROOM

12' 8" x 9' 8" (3.86m x 2.95m)

With dimmer switch and radiator.

LARGE BATHROOM

A spacious bathroom with Grohe fittings and Roca vanity basin having storage drawers under and storage space to side. Large shower enclosure with screen door, concealed cistern w.c., panelled bath and shaver point. Extractor and complementary tiling.

SECOND FLOOR LANDING

With built in storage cupboard.

MASTER BEDROOM

12' 2" x 9' 9" (3.71m x 2.97m)

Having radiator with radiator cover over, wall light points, dimmer switch and built in wardrobes. Sliding door provides access to the sunny balcony and wraparound roof terrace. This room offers great flexibility and could be used as an alternative reception room if so desired.

EN-SUITE

With large shower enclosure, Roca wash basin with drawer units under, concealed cistern w.c, shaver point, extractor and complementary tiling. Heated towel rail.

OUTSIDE

PARKING

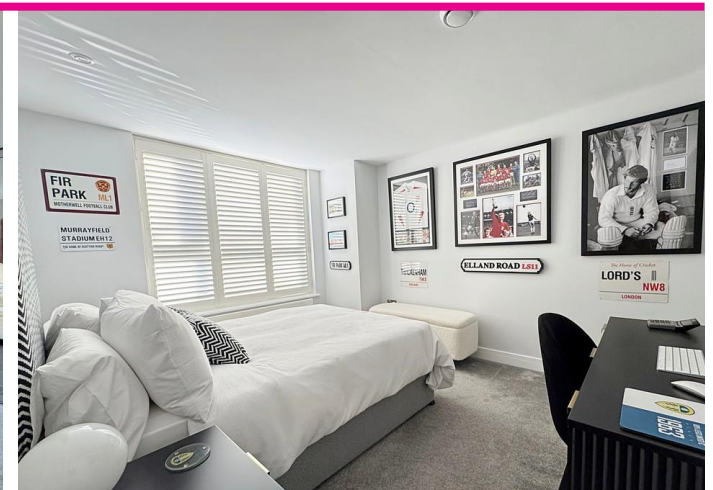
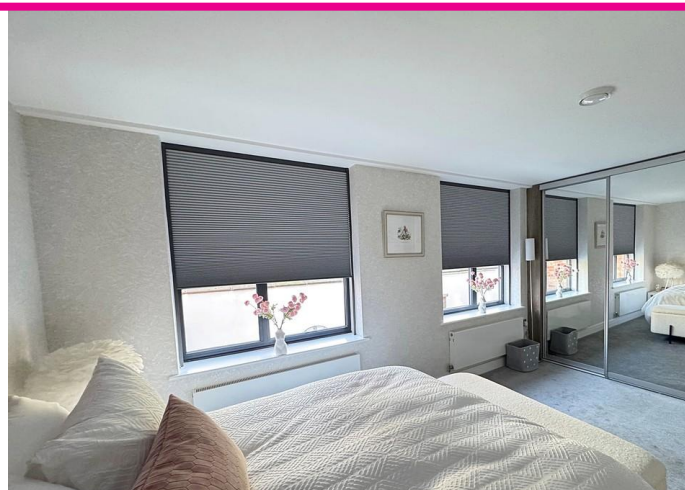
There are two allocated car parking spaces to the front of the property with EV charging points.

GARDEN

There is a private courtyard garden to the rear which the present sellers have recently landscaped to provide easy maintenance with space for entertaining. Access to the garden is from the living area bi-fold doors and a side gate.

TENURE

The property is Freehold. Each property pays £500.00 per year to Abbotsford Mews Management Limited for the upkeep of the communal area.



Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

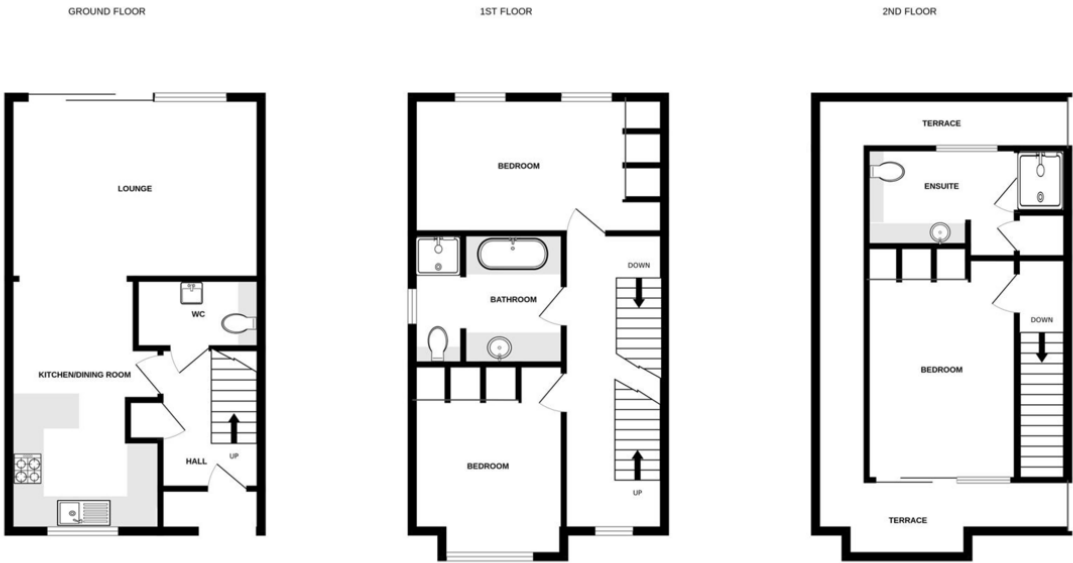
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

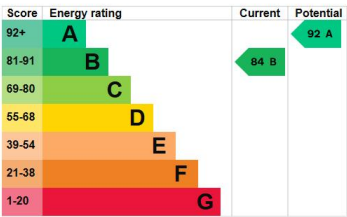


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Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60