



## 21 Castle Hill

Little Virginia, Kenilworth. CV8 1NB

- Four Bedroom Detached House Within Little Virginia
- Offered with No Onward Chain & Requiring Modernisation
- Overlooking The Abbey Fields, Double Garage & Gardens
- EPC Rating D. Three Reception Rooms & Two Bathrooms

Asking Price Of £695,000





## THE PROPERTY

21 Castle Hill was constructed in 1975 and is situated within the Little Virginia conservation area, an idyllic location adjacent to Kenilworth Castle and with elevated gardens backing onto The Abbey Fields. The property is offered with no onward chain and requires modernisation. You enter through a hardwood door with matching side light windows into the central hallway. All rooms radiate from the hallway and include a cloakroom, through lounge with dual aspect windows and an inglenook fireplace, dining room, study and kitchen. On the first floor is a landing, four bedrooms, master with en-suite and a family bathroom. Outside is a driveway to a double garage. A pathway leads to the side of the house to the elevated rear garden that enjoys stunning views into The Abbey Fields and from the foot of the garden onto Kenilworth Castle. Little Virginia is located at the foot of Castle Hill and is serviced with attractive cafes, bistro and bars. An incredibly rare opportunity to acquire a fine house in a beautiful setting.

## RECEPTION HALLWAY

You enter into a central hallway with a staircase rising to the first floor, understairs storage cupboard, thermostat, radiator, coving to ceiling and wood panelled doors off.

## CLOAKROOM

With a close coupled wc and a wall hung wash hand basin. Frosted window to the fore and tiling to half height.

## LOUNGE

21' 9" x 11' 10" (6.64m x 3.63m) With a double glazed window to the fore and patio doors onto the rear patio. The focal point is provided by an inglenook fireplace with a coal effect gas fire set on a tiled hearth and flanked with single glazed windows to the side. Two radiators, coving to ceiling and double doors into the dining room.

## DINING ROOM

9' 7" x 10' 5" (2.94m x 3.20m) Double glazed window to the rear with a radiator beneath, serving hatch from the kitchen, coving to ceiling and double cupboard.

## STUDY

7' 1" x 9' 7" (2.18m x 2.94m) Double glazed window to the fore with a radiator beneath. Coving to ceiling and a communicating door into the kitchen.

## KITCHEN/BREAKFAST ROOM

15' 4" x 9' 7" (4.69m x 2.94m) Fitted with a range of wood effect units to wall and base. The base units have a marble effect countertop with an inset double drainer stainless steel sink unit set beneath the double glazed window looking onto The Abbey Fields. There are tiled splashbacks to the base units. Built in double oven and a halogen hob. Plumbing for an automatic washing machine, space for a fridge freezer, radiator and a double glazed door and window onto the side passageway.

## LANDING

With all doors off

## BEDROOM ONE

16' 11" x 9' 10" (5.18m x 3.00m) With double glazed window to the rear and further window to the side. Built in wardrobes with hanging, radiator, wall light point and a door into the en-suite.

## EN SUITE BATHROOM

Fitted with a coloured suite that comprises a panelled bath with mixer taps, pedestal wash hand basin and a close coupled wc. Tiling to full height to splashbacks, shaver point and a frosted double glazed window to the fore with a radiator beneath.

## BEDROOM TWO

9' 11" x 11' 11" (3.04m x 3.64m) Double glazed window to the fore with a radiator beneath. Over stairs storage cupboard and double wardrobe.

## BEDROOM THREE

9' 2" x 8' 11" (2.80m x 2.74m) Double glazed window to the rear, radiator and a built in wardrobe.

## BEDROOM FOUR

6' 5" x 11' 8" (1.98m x 3.56m) With a double glazed window to the rear with a radiator beneath.

## BATHROOM

Fitted with a coloured suite that comprises a panelled bath with mixer taps, pedestal wash hand basin and a close coupled wc. Tiling to full height to splashbacks, radiator and mirrored medicine cabinet.

## FORE GARDEN

Mainly laid to lawn with side pedestrian gated side access. The pathway is flagstone effect and leads you to a canopied porch with a hardwood entrance door with matching full height side lights.

## REAR GARDEN

There is a raised patio directly off the property with the remainder of the garden being a tiered lawn with central steps fanning to the bottom tier abs a sandstone retaining wall. To the side of the property is a timber shed. The boundaries are fenced and hedged.

## LITTLE VIRGINIA MANAGEMENT

There is an annual charge of £350 payable to Little Virginia Management. This payment is a contribution to the maintenance of the pathways, driveway, communal lawn and lighting.





Total area: approx. 135.7 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

#### COUNCIL TAX BAND

Tax band G

#### TENURE

Freehold

#### LOCAL AUTHORITY

Warwick District Council

**OFFICE**  
19 The Square  
Kenilworth  
Warwickshire  
CV8 1EF

T: 01926 857244  
E: sales@boothroyd.co.uk  
W: www.boothroyd.co.uk

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements