



Stunning Grade II listed Vicarage located in the heart of Kenilworth Conservation Area. With extensive accommodation and parking.

Offers In Excess Of £1,500,000



The Old Vicarage,
High Street,
Kenilworth,
Warwickshire.
CV8 1LZ



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359.7
sq m

FULL DESCRIPTION

- THE PROPERTY

A rare opportunity to purchase a piece of Kenilworth's Heritage. Situated in the heart of Kenilworth Old Town this handsome Elizabethan Grade II former vicarage offers extensive accommodation arranged over two floors. Having been sympathetically modernised and improved it retains many original features and has accommodation extending to 386 sq metres. The current owners have produced a stylish family home that is perfect for modern living. With versatile living accommodation that provides fabulous entertaining space and extensive bedrooms and bathrooms.

- This imposing double fronted house has a central hallway which offers access to all of the principal rooms. Off the hallway is a boot room, cloakroom and access to the single chamber cellar. There are five principal reception rooms, with three having fireplaces whilst the drawing room also has a deep bay window to the fore. The kitchen is the hub of this house with quality framed units, a central island, granite surfaces, a Rangemaster set within an inglenook and integrated appliances. A doorway leads into the utility room and an atrium with French doors provide access to the further rear sitting room with vaulted ceiling and conservatory.

- On the first floor is a landing with an ornate oak banister and skylight window. The five bedrooms radiate from the landing and the principal bedroom has a feature fireplace, a bay window looking towards St Nicholas Church and an ensuite bathroom. There are four further well-proportioned bedrooms, one with an ensuite and a four piece family bathroom with a roll topped bath and shower cubicle.
- The rear gardens have recently been landscaped and now incorporates an extensive sunken walled terrace that leads directly off the house, providing the perfect surroundings for alfresco dining with built in pizza oven, railway sleeper seating and raised flowerbeds. The walls are clad with cedar and having an extensive pergola making for the perfect adult entertaining area. Shallow steps rise to the formal lawns with mature trees and shrubs. At the head of the garden is access on Elmbank Road. To the front of the property is private parking for a number of vehicles.



- The current owners have recently obtained planning permission to reconfigure the kitchen and rear of the property. The planning application number is W/22/1374/LB and information is available on Warwick District Council website.

SITUATION

- The Old Vicarage is located on High Street in the heart of Kenilworth Old Town Conservation Area, with its wealth of bars and restaurants on your doorstep including The Cross with a Michelin Star. Kenilworth Castle, St Nicholas Church and Abbey Fields all being within easy reach.
- South Warwickshire and Coventry are renowned for excellent independent schools and an outstanding secondary school.
- Kenilworth Town Centre is well served with local independent shops and trades as well as a wealth of local bars and restaurants. It is close to local communications with A46, M40 corridor within close proximity as well its own train station.

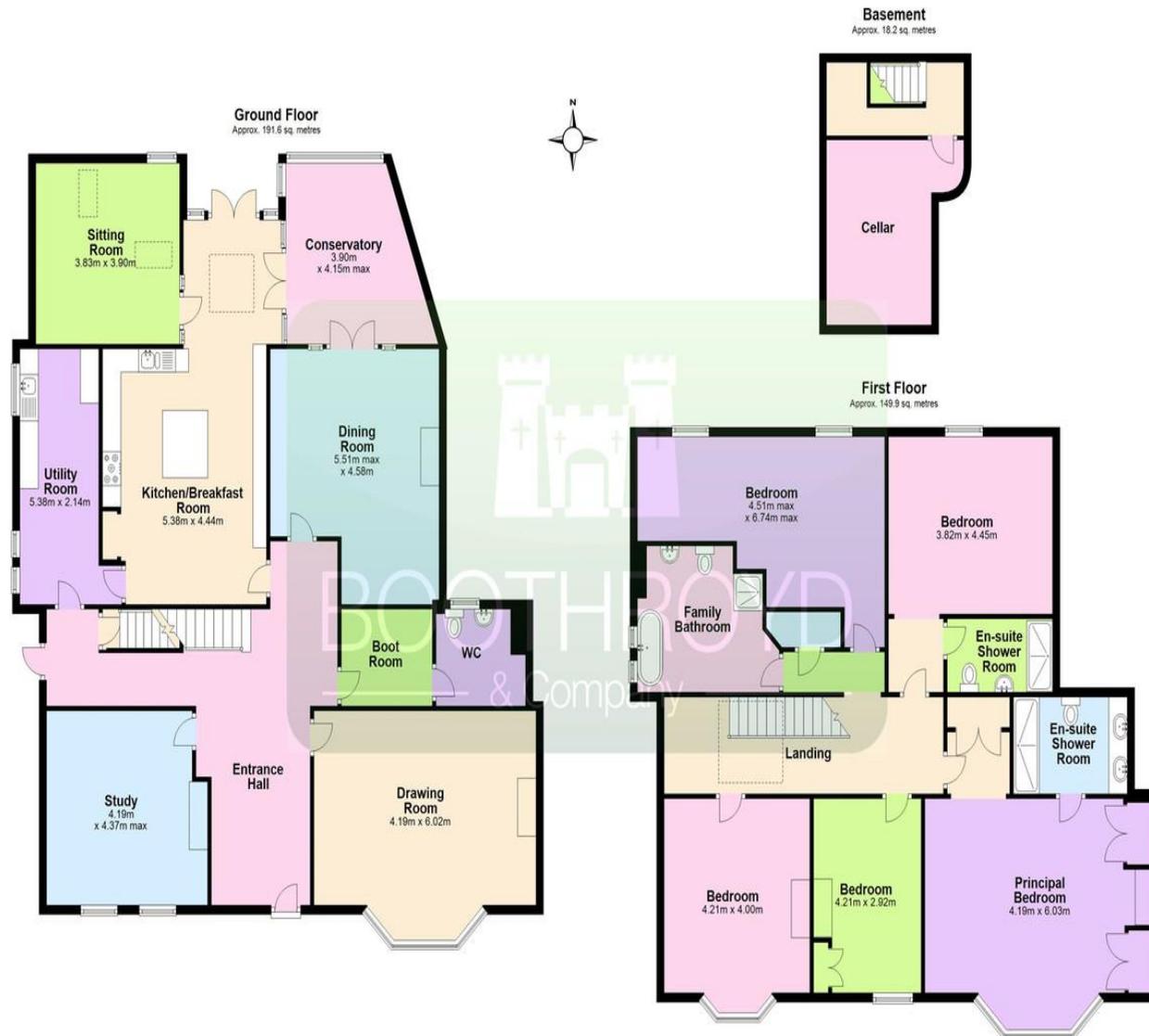




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FLOORPLAN



Total area: approx. 359.7 sq. metres

CONTACT

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