



CASTLE  
HOMES  
OF WARWICK

# Abbotsford House

In the Heart of Kenilworth Old Town

An imposing Georgian Grade II\* listed period house set in the grounds of the new luxury residential development of Abbotsford Mews. Meticulously renovated and converted to provide two generously sized and characterful period homes in the heart of historic Kenilworth Old Town.

Live in the latest award winning residential development brought to you by Castle Homes of Warwick.

# WELCOME

## Castle Homes of Warwick

Winners of the prestigious 'International Property Awards' on numerous occasions, we are committed to delivering new homes and period conversions of exceptional quality which, for your re-assurance, have a full 10 year AEDIS building warranty giving you additional piece of mind in the quality of our workmanship.

## Abbotsford House

Our latest award winning project, set in the very heart of Historic Kenilworth Old Town, is a bespoke, private gated development, comprising the complete grounds up renovation and conversion of a Georgian Grade II\* listed former school house. Created for modern lives, whilst offering security, comfortable and flexible living, Abbotsford House provides desirable and characterful living spaces with high quality fittings and finishes.

Situated in the heart of Kenilworth Old Town on the corner of Bridge Street and New Street within a stone's throw of Abbeyfields Park and Kenilworth Castle, one of the most desirable addresses in town, Abbotsford House offers a desirable and luxurious period living with all the latest modern conveniences.



## Local Area

The town of Kenilworth is located in the heart of England, surrounded by stunning countryside and in close proximity to the historic towns of Warwick and Royal Leamington Spa. The ancient town of Kenilworth has a long and rich history dating back 1000 years, from the medieval fortress and Elizabethan palace of Kenilworth Castle to Kenilworth Abbey and its 40 acre park of Abbeyfields.

The town boasts both traditional country pubs and modern Michelin star dining, varied shopping and entertainment facilities coupled with individual boutiques and interior shops. The area is also blessed with good golf courses, health clubs and a large swimming pool complex. Further afield, there is easy access to the facilities of Warwick and Leamington Spa. A train from the soon to open Kenilworth Station can get you to Leamington in 10 mins, Birmingham in 35 mins and London in just over an hour.

You will find excellent primary and secondary schools within easy reach in Kenilworth and Leamington Spa, including the historic Warwick independent school. Other private schools are on the doorstep, along with one of the country's best Further Education Colleges and the University of Warwick.



# SITE PLAN

## Abbotsford House

Newly renovated and luxuriously appointed Grade II\* listed Georgian three-storey house located in the heart of historic Kenilworth.

Shares a secure gated entrance and communal landscaping scheme with the neighbouring development of Abbotsford Mews.

### 1 Abbotsford House, Bridge Street, Kenilworth

Substantial property with 4 bedrooms, 3 bathrooms and numerous reception rooms, benefitting from a south-facing landscaped garden and private parking.

### 2 Abbotsford House, New Street, Kenilworth

Characterful house with 4 bedrooms, 3 bathrooms and numerous reception rooms, benefitting from a south-facing secluded courtyard garden and private parking.



## Abbotsford Mews

New Street, Kenilworth CV8 2FH

A new luxury residential development comprising a collection of modern properties ranging from a 1 bedroom coach house to 3 bedroom town houses, set in the former grounds of Abbotsford House in Kenilworth Old Town.

## Shared Facilities

All properties benefit from:

Allocated secure parking  
Communal landscaping and lighting scheme  
Secure electric pedestrian and vehicle gates with remote control



# 1 Abbotsford House

312 sqm / 3,358sq ft Net

Historic Georgian Listed House  
Award Winning Development  
Secure Gated Entrance  
First Floor Master Suite

4 Bedrooms  
2 reception Rooms  
Garden  
3 Parking Spaces

## Ground Floor

**Lounge**  
6.2m x 6.9m / 20'3" x 22'6"

**Kitchen**  
7.7m x 6.2m / 25'3" x 20'3"

**Utility Room**  
2.4m x 4.1m / 7'9" x 13'5"

**Garden**  
24.1m x 19.2m / 79'0" x 63'0"

## First Floor

**Bedroom 1**  
5.7m x 4.6m / 18'7" x 15'1"

**Bedroom 2**  
7.3m x 4.3m / 24'0" x 13'1"

**En-suite Bathroom**  
2.4m x 6.7m / 7'9" x 22'0"

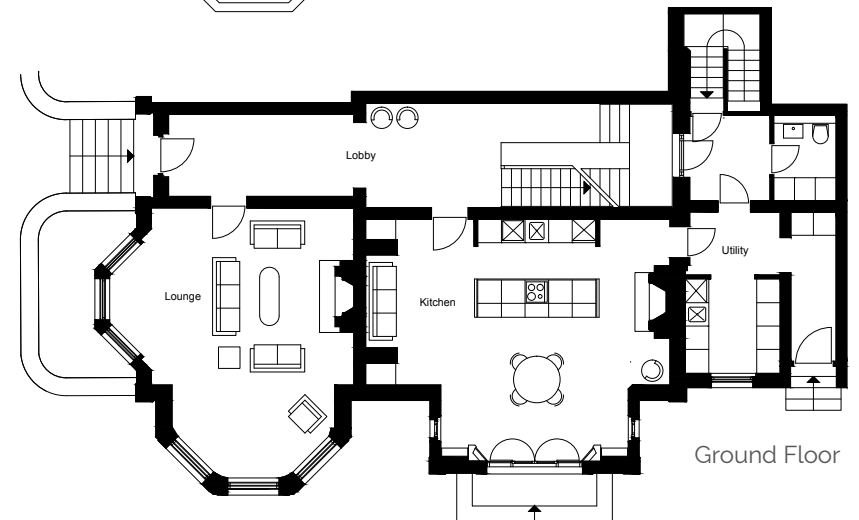
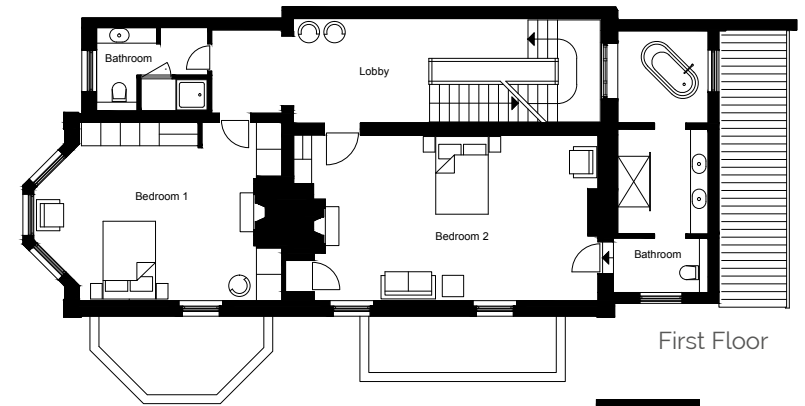
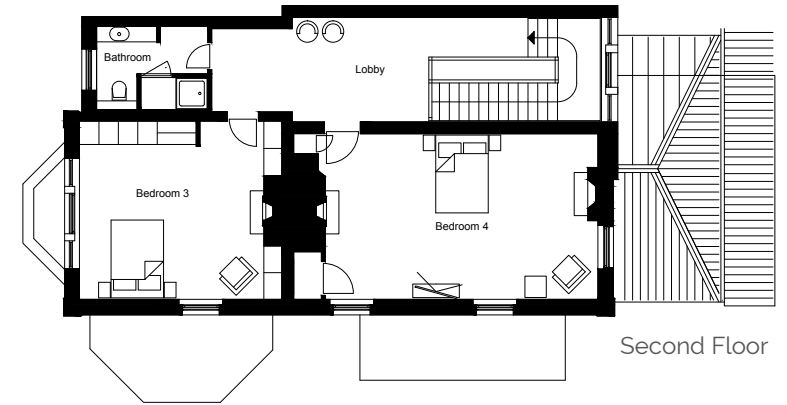
**Bathroom**  
2.9m x 2.1m / 9'5" x 3'3"

## Second Floor

**Bedroom 3**  
4.8m x 4.6m / 15'8" x 15'1"

**Bedroom 4**  
7.2m x 4.3m / 23'6" x 14'1"

**Bathroom**  
2.9m x 2.1m / 9'5" x 3'3"



Floor areas and dimensions in this brochure are indicative and should be used as a guide only.



# 2 Abbotsford House

232 sqm / 2,497sq ft Net

Historic Georgian Listed House  
Award Winning Development  
Secure Gated Entrance  
Top Floor Master Suite

4 Bedrooms  
2 reception Rooms  
Courtyard Garden  
2 Parking Spaces

### Ground Floor

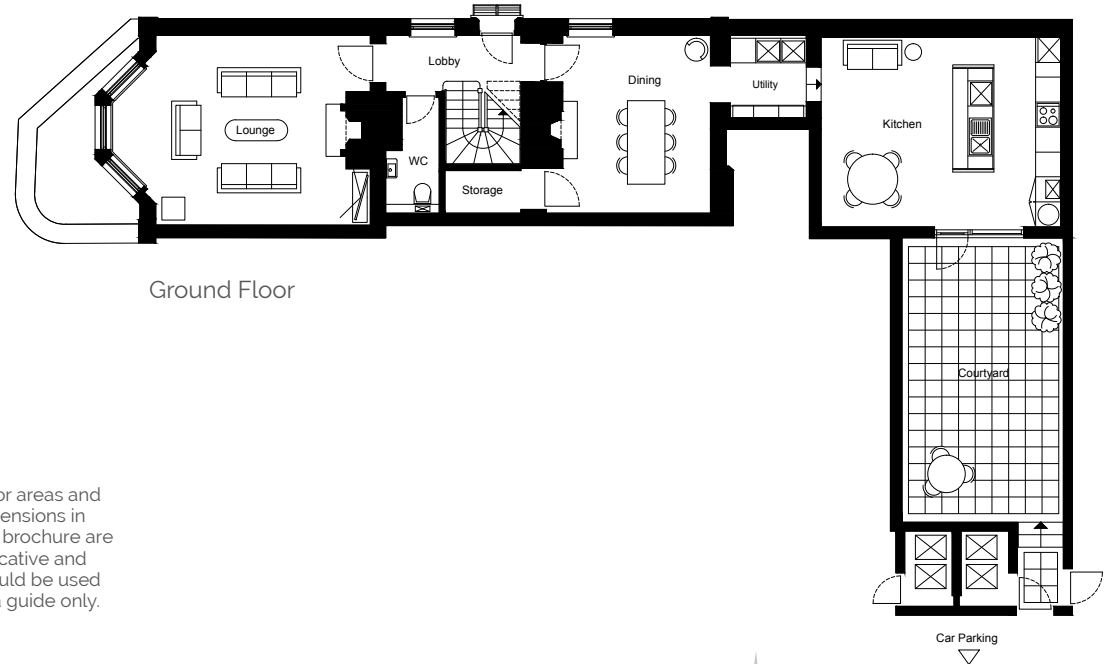
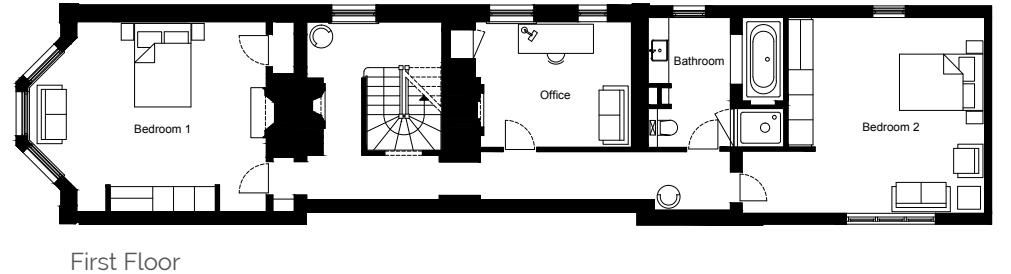
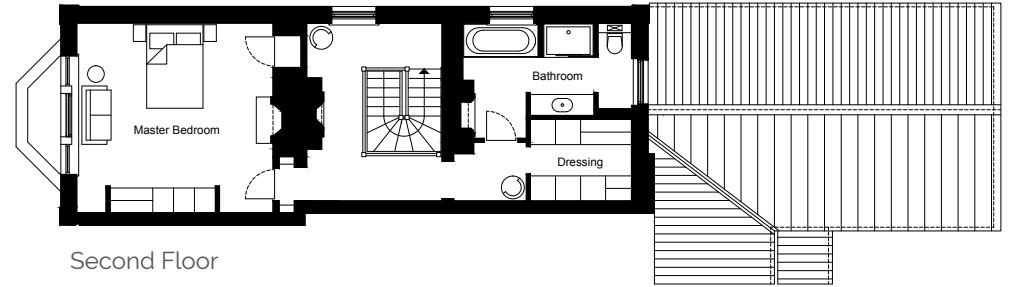
- Lounge**  
6.2m x 4.6m / 20'3" x 15'1"
- Dining Room**  
3.9m x 4.3m / 12'8" x 14'1"
- Kitchen**  
5.7m x 4.5m / 18'7" x 14'8"
- Courtyard**  
3.9m x 6.8m / 12'8" x 22'3"

### First Floor

- Bedroom 1**  
5.7m x 4.6m / 18'7" x 15'1"
- Bedroom 2**  
5.8m x 4.7m / 19'0" x 15'4"
- Office / Bedroom**  
3.7m x 3.0m / 12'1" x 9'8"
- Bathroom**  
3.3m x 3.1m / 10'8" x 10'2"

### Second Floor

- Master Bedroom**  
4.7m x 4.6m / 15'4" x 15'1"
- En-suite Bathroom**  
4.1m x 2.8m / 13'5" x 9'2"
- Dressing Room**  
2.5m x 2.0m / 8'2" x 6'6"



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Interior images taken from previous developments by Castle Homes.



# SPECIFICATION

## Décor

- Very characterful period décor with high ceilings and period features
- Modern and neutral colour scheme
- Solid Oak wood flooring to reception rooms
- Ceramic floor and wall tiles in bathrooms, kitchen and utility room
- Luxury carpets to bedrooms and corridors with carpet runner on staircase
- Integrated wardrobes to master bedrooms
- Contemporary satin finish ironmongery

## Kitchens

- Modern quality Sheraton painted kitchens
- Soft close and integrated smart functions
- Quartz stone countertops
- Latest integrated stainless steel Bosch appliances

## Bathrooms & En-suites

- Quartz stone countertops
- Quality ceramic floor & wall tiles
- Modern white Rocha sanitary ware
- Quality satin or chrome Hans Grohe fittings
- Wall hung integrated bathroom furniture
- Spacious walk-in showers

## Heating & Hot Water

- Energy efficient gas condensing boiler
- Zoned NEST smart thermostatic heating controls
- Modern flat panel convector radiators
- Multi-rail chrome towel rails
- Numerous ornate period gas fireplaces

## Parking

- Secure allocated parking spaces

## Lighting & Electrics

- SONOS amplifier and hard-wired speaker system with option to expand into further rooms
- Smart wired entertainment and television reception system to selected rooms
- Telephone & CAT6 data sockets to living areas & master bedrooms
- Energy efficient LED down lighters throughout
- Quality white switches and sockets
- Hard-wired intruder alarms

## Communal Areas

- Remote control electric entry gate
- Secure walled parking and communal area
- Video-phone intercom system
- Communal garden area

## Environmental Credentials

- Energy efficient gas condensing boilers
- Multi-room intelligent thermostatic controls
- Minimum of 'A' rated energy efficient fitted appliances

## Peace of Mind

- 10 year AEDIS build warranty
- New roof construction with 15 year materials guarantee
- 1 year manufacturers' fixtures and fittings guarantee
- Hard-wired integrated fire detection system
- A multi award winning developer with a proven track record in Warwickshire and beyond

The information within this brochure is indicative and is intended to act as a guide to the finished product. Whilst every effort is made to ensure that the information is correct, necessary amendments to the specification and layout may be carried out without notice. Imagery and computer generated images are indicative and should be viewed as a guide only.



# CASTLE HOMES

Castle Homes of Warwick are a multi award winning high quality developer with a vision to design and develop properties of distinction in desirable locations around the UK.

Our developments are focussed on meeting the aspirations and expectations of our customers by creating residential homes of a superior standard to mainstream house builders. This philosophy, combined with our local focus allows us to stay close to our customers and ensure that our houses become personal homes.

In creating Abbotsford House and Mews, Castle Homes has committed to minimising the environmental impact of the development by choosing design and specification features that improve performance and sustainability of each home.

Please feel free to contact us for further information on Abbotsford Mews or any of our other developments, where we will be happy to discuss your requirements and needs.

**CASTLE  
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## Jubilee Gardens

Royal Leamington Spa

## Binswood Mews

Royal Leamington Spa

## Abbotsford Mews

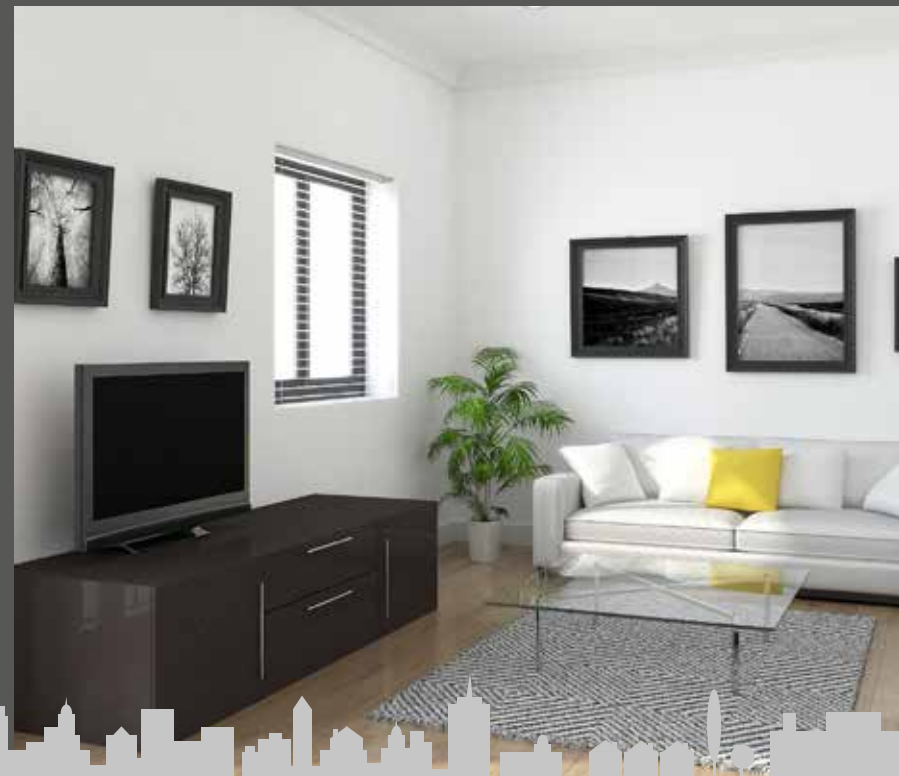
Old Kenilworth

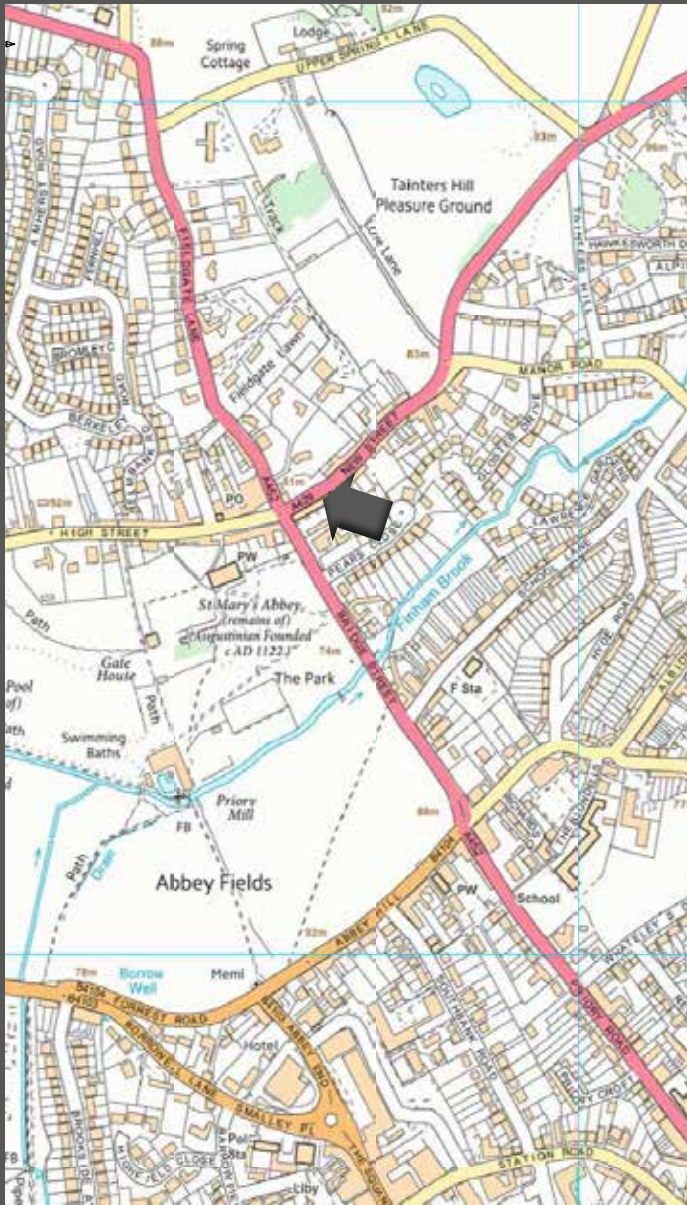


UNITED KINGDOM  
**PROPERTY  
AWARDS**  
DEVELOPMENTS

**AWARD  
WINNER**

**2015-2016**





**Promap**  
LANDMARK INFORMATION GROUP

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### About Kenilworth

Abbotsford Mews is situated just north of the new town centre by the high street of historic Kenilworth Old Town, with historic pubs (some frequented by Shakespeare), Michelin starred restaurant, small independent boutiques, country parks and wildlife.

The area has some excellent local Primary and Secondary schools, both Independent and State schools including nearby Arnold Lodge School and Kingsley School for Girls in Leamington Spa and Warwick King's High School for Girls, Warwick Prep School and Warwick Boys School.

For the commuter, trains run from the new station at Kenilworth to Leamington Spa and Coventry, offering easy connections to Birmingham and London (trains to London Marylebone and Euston from 66 mins), M40 (J15) 4 miles, Warwick 5 miles, Coventry 6 miles, Leamington Spa 6 Miles, Stratford upon Avon 12 miles, Birmingham International airport 11 miles.

### Access By Road

Exit M40 junction 15. Proceed north along the Warwick Bypass A46 heading towards Warwick. Turn off at junction signposted A452, taking first exit towards Kenilworth. Continue straight on A452 Warwick Road, following signpost for A452. Follow road passing Abbeyfields Park on your left, take a right down New Street at junction with Bridge Street. Abbotsford Mews is through the gate on your right.

### Access By Rail

Abbotsford Mews is located less than a mile from Kenilworth Station and will take 8 minutes walking. Leamington Spa Station is 6 miles away.

**Abbotsford House & Mews, New Street,  
Kenilworth, Warks. CV8 2EZ**

Another award winning development by:

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NEW HOMES

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