

# Abbotsford Mews

In the Heart of Kenilworth Old Town

A desirable development of 8 modern and highly specified town houses, set in the grounds of a Georgian Grade II\* listed house in sought after Kenilworth Old Town.

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CASTLE  
HOMES  
OF WARWICK

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 LABC warranty giving you additional piece of mind in the quality of our workmanship.

## Abbotsford Mews

Our latest award winning project, set in the very heart of Historic Kenilworth Old Town, is a bespoke, private gated development of design-led town houses set in the grounds of the Georgian Grade II\* listed Abbotsford House. Created for modern lives, whilst offering security, comfortable and flexible living, Abbotsford Mews provides desirable living spaces with high quality fittings and finishes.

Situated in the heart of historic Kenilworth 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 Mews offers a choice of modern townhouses and luxurious period conversions.

## 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 Mews

New Street, Kenilworth CV8 2FH

- |            |  |
|------------|--|
| Plot 1:    | Two-storey 1 bedroom Coach House                         |
| Plots 2-6: | Three-storey 3 bedroom Townhouses with courtyard gardens |
| Plots 7-8: | Two-storey 3 bedroom Houses                              |

## Shared Facilities

All properties benefits from:

- Allocated secure parking
- Remote controlled electric vehicle gate
- Communal gardens
- Communal bin stores







# Coach House 1

58 sqm/ 625 sq ft Net

- 1 Bedroom
- 2 Ancillary Rooms
- 1 Parking Space



## Plot 1

### GROUND FLOOR

#### Studio

2.0m x 2.6m / 6'6" x 8'5"

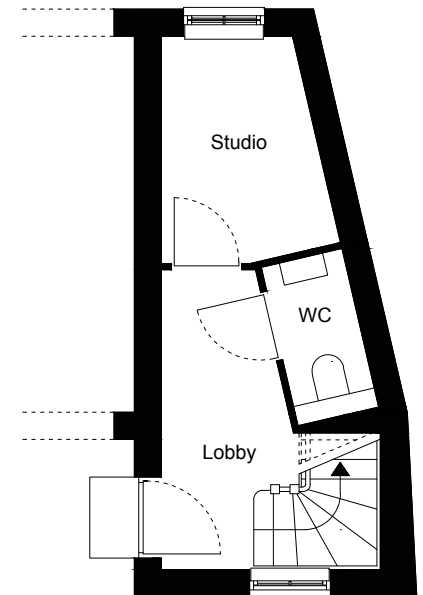
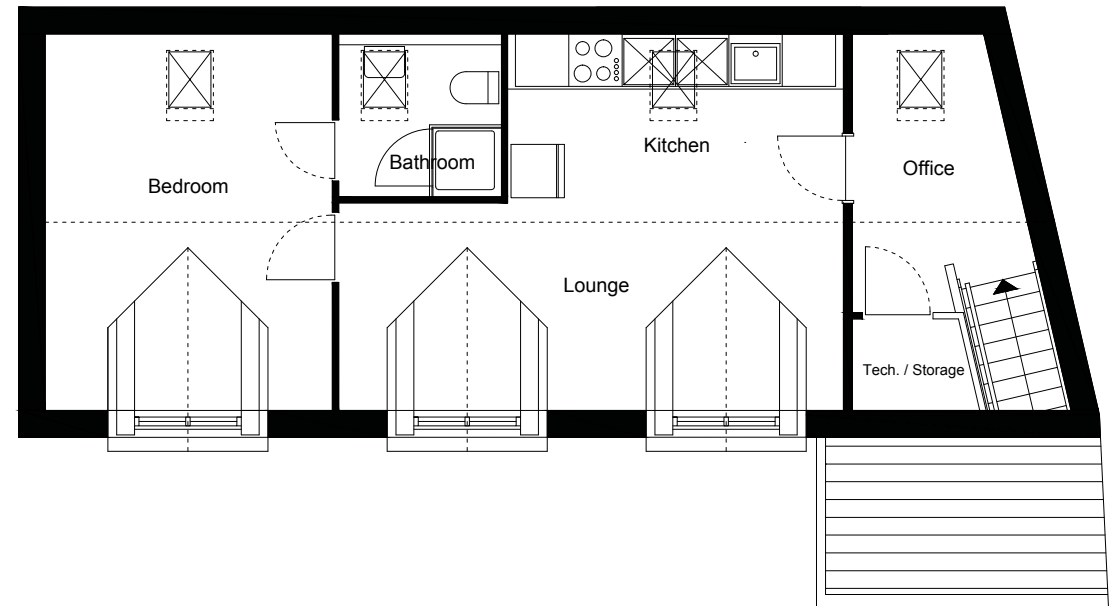
### FIRST FLOOR

#### Bedroom

3.2m x 4.2m / 10'5" x 13'1"

#### Living area

5.7m x 4.2m / 18'7" x 13'8"





## Townhouses 2 & 3

110 sqm/ 1,185sq ft Net

3 Bedrooms  
Courtyard Garden  
Roof Terrace  
2 Parking Spaces



### GROUND FLOOR

#### Kitchen / Dining

3.0m x 5.0m / 9'9" x 16'4"

#### Lounge

5.1m x 3.6m / 16'7" x 11'8"

### FIRST FLOOR

#### Bedroom 2

3.0m x 3.7m / 9'9" x 12'1"

#### Bedroom 3

5.1m x 2.7m / 16'7" x 8'9"

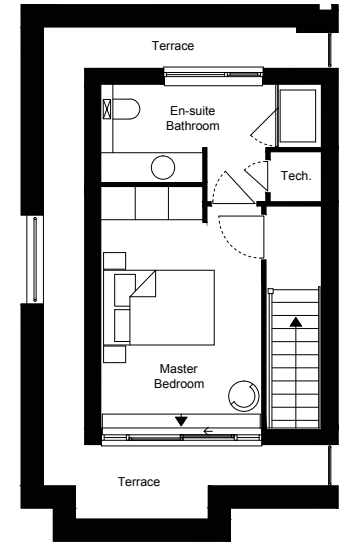
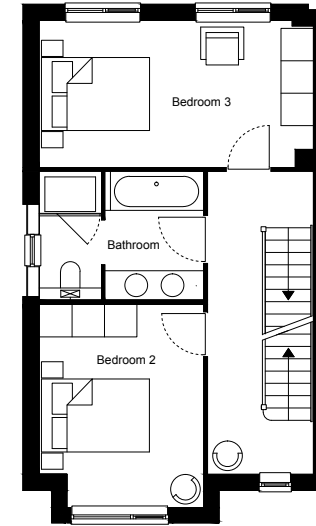
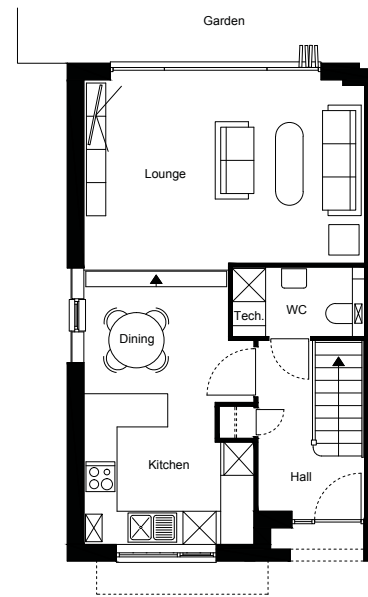
### SECOND FLOOR

#### Master Bedroom

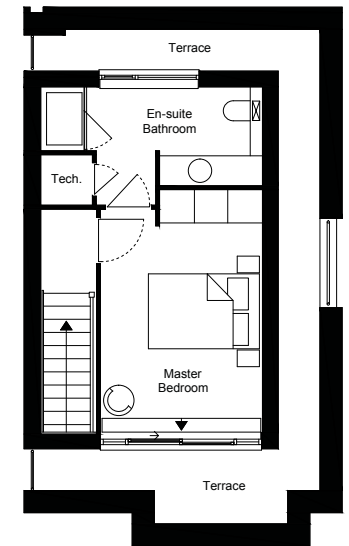
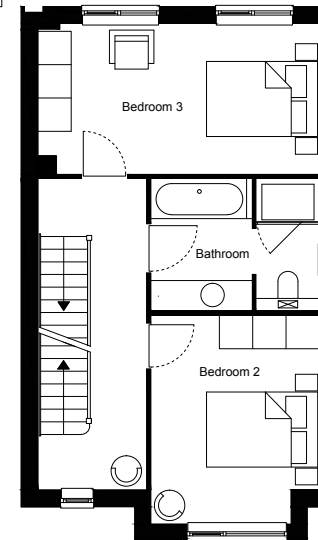
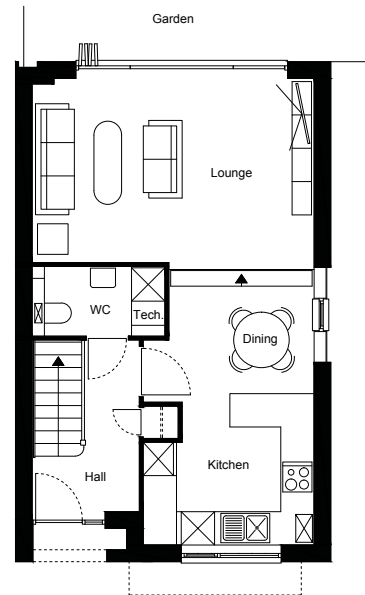
2.9m x 4.5m / 9'5" x 14'8"

#### En-suite Bathroom

4.0m x 2.1m / 13'1" x 6'9"



Plot 2



Plot 3



# Townhouses 4,5,6

110 sqm/ 1,185sq ft Net

3 Bedrooms  
Courtyard Garden  
Roof Terrace  
2 Parking Spaces



## PLOT 4/6

### GROUND FLOOR

**Kitchen / Dining**  
3.0m x 5.0m / 9'9" x 16'4"  
**Lounge**  
5.0m x 3.6m / 16'4" x 11'8"

### FIRST FLOOR

**Bedroom 2**  
3.0m x 3.8m / 9'9" x 12'5"  
**Bedroom 3**  
5.0m x 2.7m / 16'4" x 8'9"

### SECOND FLOOR

**Master Bedroom**  
3.0m x 4.4m / 9'9" x 14'5"  
**En-suite Bathroom**  
4.0m x 1.9m / 13'1" x 6'3"

## PLOT 5

### GROUND FLOOR

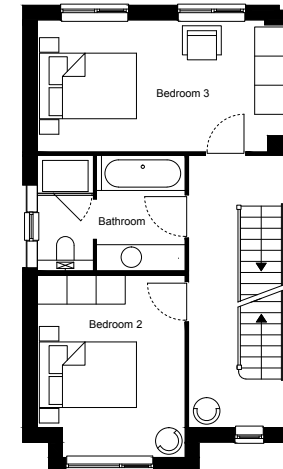
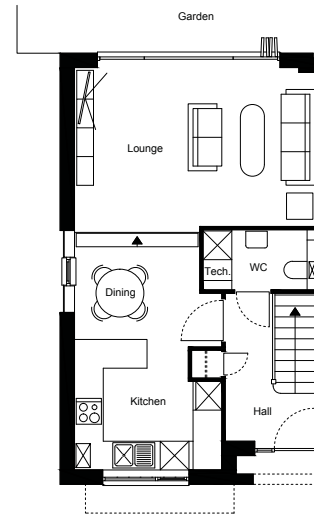
**Kitchen / Dining**  
2.9m x 5.0m / 9'5" x 16'4"  
**Lounge**  
4.8m x 3.5m / 15'8" x 11'5"

### FIRST FLOOR

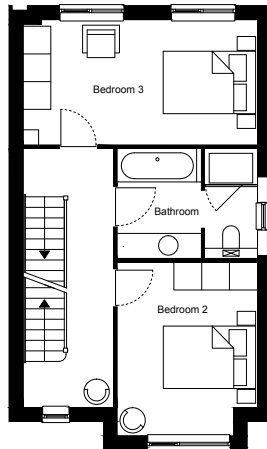
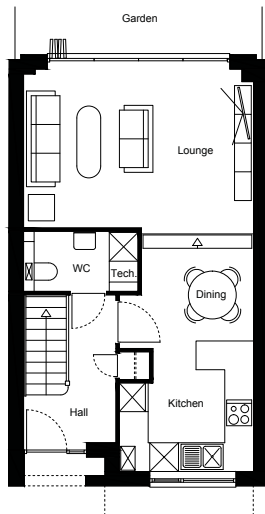
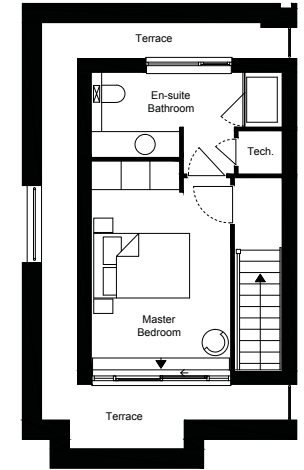
**Bedroom 2**  
2.9m x 3.7m / 9'5" x 12'1"  
**Bedroom 3**  
4.8m x 2.7m / 15'8" x 8'9"

### SECOND FLOOR

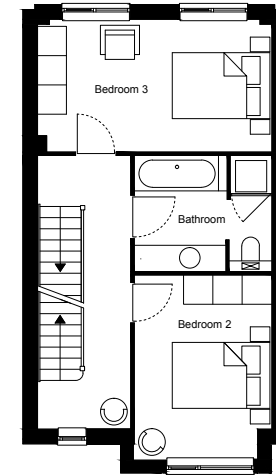
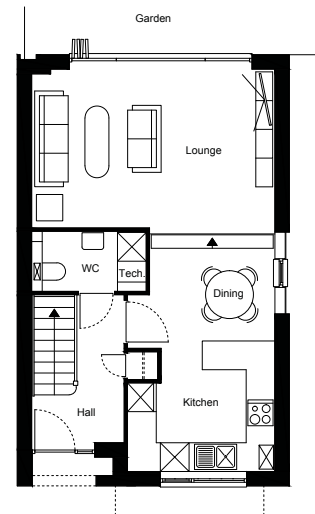
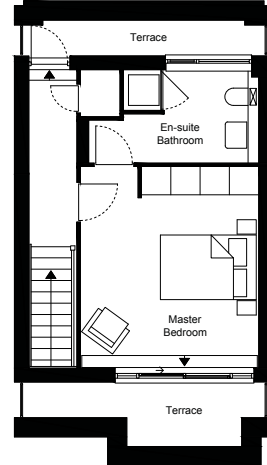
**Master Bedroom**  
3.7m x 3.8m / 12'1" x 12'5"  
**En-suite Bathroom**  
3.7m x 2.1m / 12'1" x 6'9"



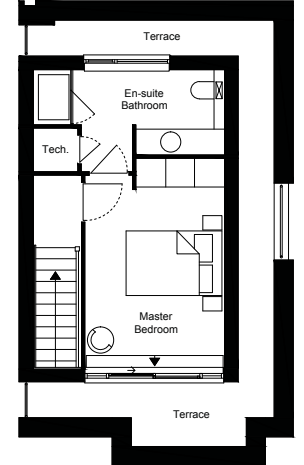
## Plot 4



## Plot 5



## Plot 6





# Townhouses 7 & 8

92 sqm / 990 sq ft Net

3 Bedrooms  
Roof Terrace  
2 Parking Spaces



## GROUND FLOOR

**Kitchen / Dining**  
3.5m x 2.6m / 11'5" x 8'5"

**Lounge**  
4.4m x 6.4m / 14'4" x 19'7"

**Office / Bedroom**  
3.0m x 2.6m / 9'8" x 8'5"

## FIRST FLOOR

**Bedroom 1**  
4.1m x 3.0m / 13'5" x 9'8"

**Bedroom 2**  
4.4m x 3.3m / 14'4" x 10'8"

**Terrace**  
3.0m x 3.9m / 9'8" x 12'8"

## Plot 7



## Plot 8





# SPECIFICATION

## Décor

- Engineered wood flooring to kitchens and living areas
- Carpets to bedrooms, (plus lounges & corridors in townhouses only)
- Ceramic floor and wall tiles in bathrooms
- Neutral colour scheme
- Integrated sliding wardrobes in master bedrooms and additional bedroom (townhouse plots 2 to 6 only)
- Contemporary satin finish ironmongery

## Kitchens

- Contemporary quality kitchens
- Soft close and integrated smart functions
- Quartz stone countertops
- Integrated stainless steel AEG appliances

## Bathrooms & En-suites

- Wall hung integrated bathroom furniture
- Modern white sanitary ware
- Quality satin or chrome fittings
- Large walk-in showers
- Contemporary quality floor & wall tiles

## Heating & Hot Water

- Energy efficient gas condensing boilers
- Heat recovery system for space heating energy savings & healthy air circulation
- Efficient energy under floor heating (ground floors)
- Modern flat panel convector radiators with thermostatic valves (upper floors)
- Multi-rail chrome towel rails

## Parking

- Allocated parking spaces for all houses

## Lighting & Electrics

- Satin finish switches, sockets & dimmer controls
- Energy efficient down lighters throughout
- Telephone & data sockets to living areas & master bedrooms
- Integrated television reception system to selected rooms
- Hard-wired intruder alarms for townhouses

## Communal Areas

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

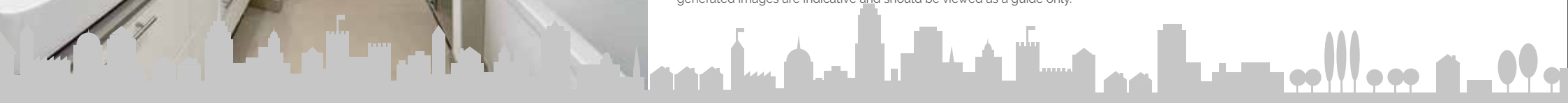
## Environmental Credentials

- Minimum of 10% renewable energy generation
- Energy efficient gas condensing boilers
- Multi-room intelligent thermostatic controls
- 'A' rated energy efficient double-glazed windows
- 'A' rated energy efficient fitted appliances
- Electric car charging points pre-wired for each Townhouse, ready for installation

## Peace of Mind

- 10 year LABC build warranty
- 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  
HOMES**  
OF WARWICK

## Jubilee Gardens

Royal Leamington Spa

## Binswood Mews

Royal Leamington Spa

## Abbotsford Mews

Old Kenilworth



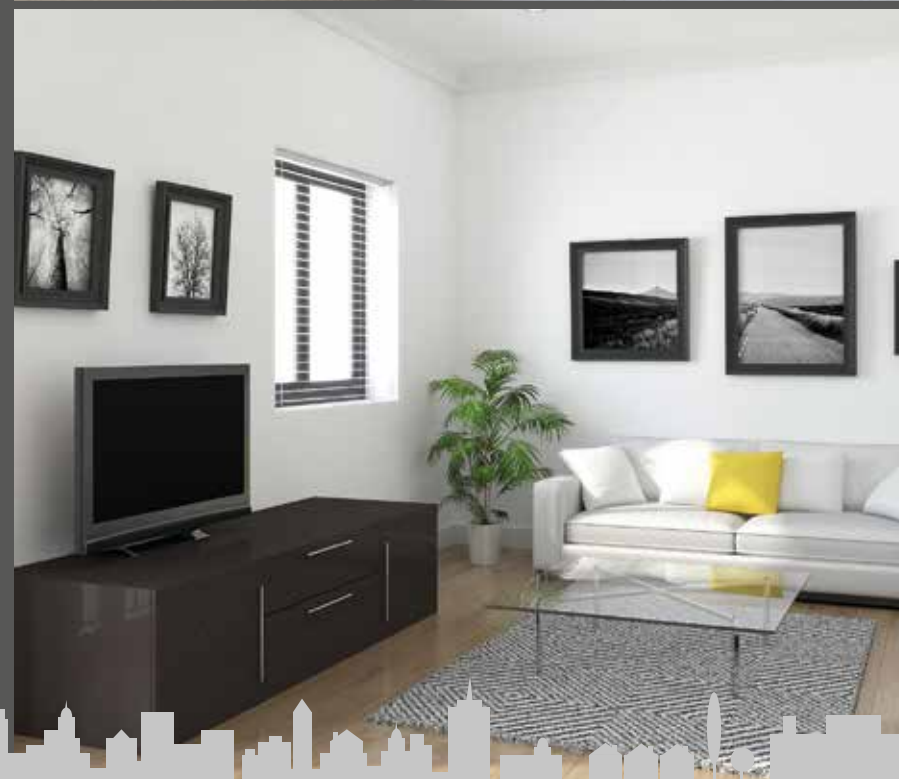
UNITED KINGDOM  
**PROPERTY  
AWARDS**  
DEVELOPMENT

★★★★★

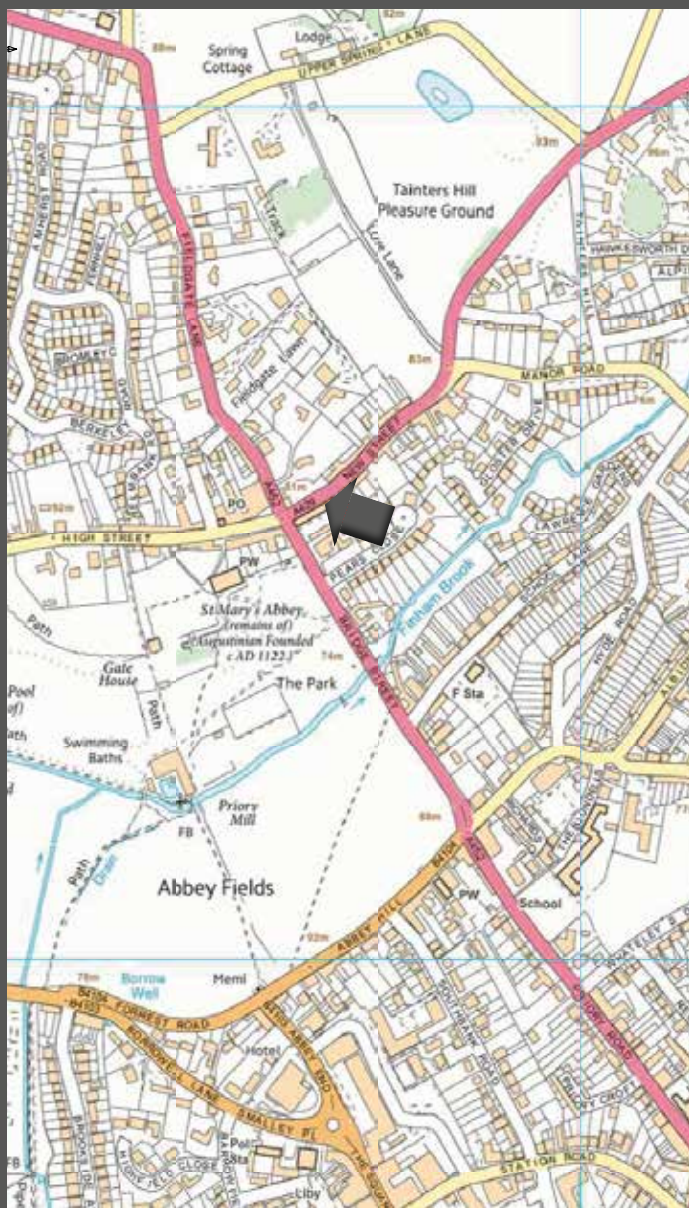
BEST PROPERTY  
SINGLE UNIT  
WARWICKSHIRE

Abbotsford House  
by Castle Homes  
of Warwick

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:

# CASTLE HOMES

  
OF WARWICK

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