



Hickman Way, Kenilworth, CV8
£395,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present to the market this stylish three bedroom, two bathroom family home, completed in 2023 by Bovis Homes and located on the popular Pavilions development in Kenilworth.

Beautifully maintained and enhanced by the current owners, Hickman Way offers contemporary open-plan living, private parking for two vehicles, and a landscaped rear garden, all within easy walking distance of Kenilworth's vibrant High Street, restaurants, and shops.

Material Information:

Council Tax: Band D

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 25)

Mobile Coverage: Variable Coverage (Checked on Ofcom Sept 25)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Built in 2023 by Bovis Homes and situated on the sought-after Pavilions development, Hickman Way combines contemporary design, flexible accommodation and an enviable Kenilworth location within easy reach of the town centre.

Upon entering the property, you are welcomed by a spacious entrance hallway which provides access to the principal ground floor rooms and a well-appointed downstairs WC.

To the rear of the house lies the heart of the home: a bright and contemporary open-plan living space. Triple aspect windows and large glazed doors create a light-filled atmosphere, with the sitting and dining areas seamlessly flowing into the stylish U-shaped kitchen. Finished with ample worktop space and a range of integrated appliances, including a Hotpoint oven, gas hobs, dishwasher and fridge-freezer, the kitchen also allows space for a washer/dryer. The room is finished with wooden flooring and offers generous proportions for entertaining and family life. A useful storage cupboard is cleverly positioned under the stairs.

Ascending the central staircase, a spacious landing has been adapted by the current owners into a versatile third bedroom, ideal as a study or workout space, with views towards the cricket pitch. The master bedroom is a generous double with a rear aspect, fitted wardrobes and a contemporary en-suite shower room. To the front, a further double bedroom has been attractively part-panelled and enjoys large windows which fill the room with natural light. The family bathroom completes the first floor, featuring a sleek modern suite including a bath with shower over, washbasin with storage, and WC. Loft access above provides additional storage.

To the rear of the property lies a private garden, thoughtfully designed for outdoor living. Double doors from the open-plan living area lead onto a paved terrace, perfect for al fresco dining. Beyond, a neatly maintained lawn is framed by raised flower and vegetable beds, with a useful shed at the far end for storage.

Externally, the property benefits from two private allocated parking spaces to the front, along with additional visitor parking on Hickman Way.



























About the Area

Hickman Way is ideally situated on the sought-after Pavilions development, a short walk from Kenilworth town centre with its thriving High Street, restaurants, shops, and cafés. The property also enjoys easy access to the historic Kenilworth Castle (2 miles) and Abbey Fields (1.7 miles), offering beautiful green spaces for walking and recreation.

Everyday amenities are close at hand, including a Sainsbury's (1.1 miles) and local medical services such as Abbey Medical Centre (1.3 miles).

There are a number of well-regarded schools nearby. Thorns Community Infant School (1.2 miles) and St John's Primary School (0.9 miles) are both within walking distance, while Kenilworth School and Sixth Form (2.2 miles) provides highly regarded secondary education. Independent options such as Crackley Hall School (2.4 miles), Warwick School (4.2 miles), and The Kingsley School (4.3 miles) are also within easy reach.

For commuters, Kenilworth Station (1.3 miles) offers regular direct services to Coventry, Leamington Spa and beyond. Leamington Spa Station (5.2 miles) and Coventry Station (5.5 miles) both provide fast services to London Marylebone (approx. 1 hour 20 minutes) and Birmingham (approx. 30 minutes). The A46, A45, and M40 are all easily accessible, while Birmingham Airport is just 14 miles away, offering a wide range of domestic and international destinations.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area

926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





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