



# OAKWOOD



Kitchen/Dining area  
Computer generated image

## Welcome to Rowan Place



Rowan Place is a delightful development of just four detached houses in a quiet cul-de-sac close to the Old Town in Kenilworth. Each home has a garage and a private garden to the rear. The ground floor comprises a combined kitchen, dining and family room, a utility leading to an integral garage, a separate living room and a study. On the first floor, there are four good-sized bedrooms, two with en-suites, all leading off a generous landing.



| Stoneleigh Abbey in Warwickshire

Kenilworth is surrounded by history, and local attractions include Kenilworth Castle, Elizabethan Gardens, Warwick Castle and Stoneleigh Abbey. The High Street has many period properties and is a wonderful mix of smaller locally owned shops and well-known High Street names. There are also many places to relax with pubs, smaller eateries and popular brand restaurants. For families, there are many good schools in the area, with a choice of public or private education for children of all ages. Warwick University is just 2.3 miles away, and Coventry University is 6.5 miles.

Kenilworth also has lots to offer sports enthusiasts, with a swimming pool, tennis courts, several golf clubs and a recreation centre which offers fitness classes.

The development has everything you need locally and provides a peaceful and relaxing environment for everyone.



| Clarendon Arms, Castle Hill, Kenilworth



| The ruins of Kenilworth Castle



## Site Map



- 1 Curtis House   2 Fry House   3 Byrne House   4 Rowan House (SOLD)

Pears Close, Kenilworth, CV8 1BS

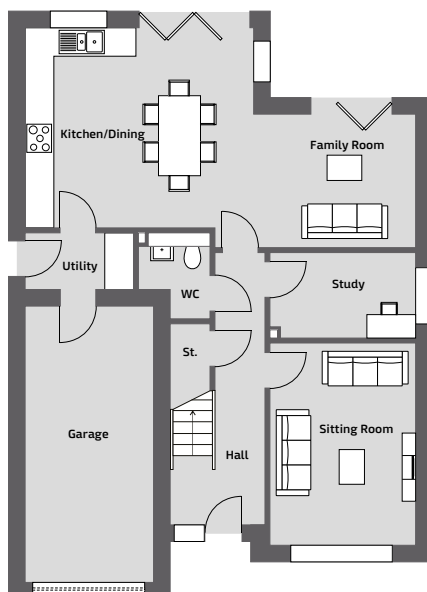


Kitchen/Dining area  
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## Curtis House & Byrne House



Plot 3  
Computer generated image



### Ground Floor

#### Kitchen/Dining/Family Room

5.30m x 4.51m | 17'4" x 14'9"

#### Sitting Room

3.29m x 4.54m | 10'9" x 14'10"

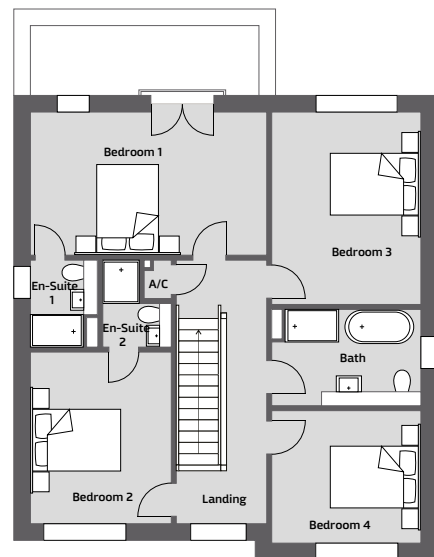
#### Family Room Area

3.49m x 3.00m | 11'5" x 9'10"

#### Study

3.29m x 1.92m | 10'9" x 6'3"

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes



### First Floor

#### Bedroom 1

5.32m x 3.34m | 17'5" x 10'11"

#### Bedroom 2

3.18m x 3.86m | 10'5" x 12'8"

#### Bedroom 3

3.38m x 4.35m | 10'1" x 14'3"

#### Bedroom 4

3.38m x 3.00m | 11'1" x 9'10"

#### Bathroom

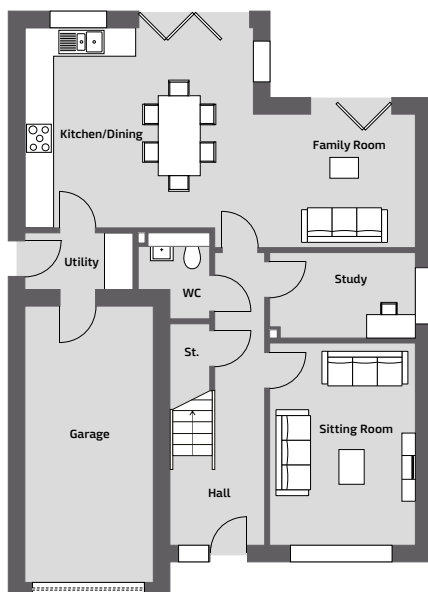
3.38m x 2.16m | 11'1" x 7'1"



## Fry House



Plot 2  
Computer generated image



### Ground Floor

#### Kitchen/Dining/Family Room

5.30m x 4.51m | 17'4" x 14'9"

#### Sitting Room

3.29m x 4.54m | 10'9" x 14'10"

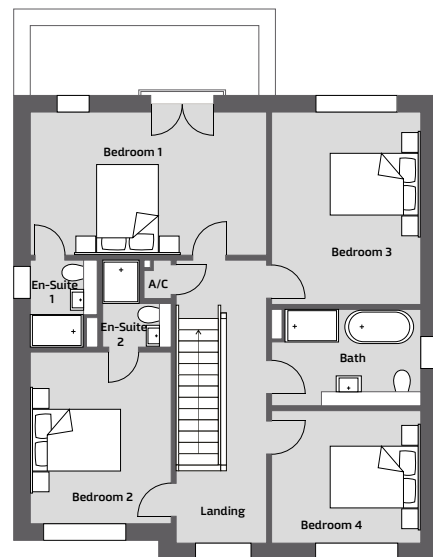
#### Family Room Area

3.49m x 3.00m | 11'5" x 9'10"

#### Study

3.29m x 1.92m | 10'9" x 6'3"

Please note: Measurements are taken from architects construction drawings and therefore do not represent finished room sizes



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