

Stansfield Grove, CV8

M<sup>OV</sup>ELI







## Stansfield Grove, CV8

Welcome to Stansfield Grove, a beautifully maintained five-bedroom detached home in a quiet cul-de-sac off Glasshouse Lane. Boasting 1,991 ft<sup>2</sup>, it features a double garage and multiple reception rooms.

- Five Bedroom Detached Family Home
- Approximately 2000 ft<sup>2</sup>
- Close to Kenilworth School
- Beautifully Maintained
- Potential to Extend or Redevelop STPP
- Parking for Multiple Cars and Double Garage



Stansfield Grove sits within a quiet, well-established development on the edge of Kenilworth, one of Warwickshire's most desirable towns. With Kenilworth School and Sixth Form within walking distance, and excellent transport links nearby, this location is perfectly suited to both families and professionals.

### Ground Floor

Step inside through the porch, offering a practical space for shoes and coats, and into a welcoming hallway laid with stylish Karndean wood-effect flooring. To the left, the bright and airy lounge is filled with natural light from a feature bay window and centred around a charming fireplace with a gas fire, ideal for cosy evenings. The adjoining dining room provides a perfect setting for formal meals and special occasions, with sliding patio doors opening into the conservatory. This sun-filled room invites you to relax with a book, soak in the afternoon light, or enjoy effortless flow out to the patio. At the heart of the



► home, the kitchen and breakfast room blend form and function, with sleek cream high-gloss cabinetry, generous storage, and integrated appliances. A breakfast bar and seating area offer the ideal space for morning coffee, casual entertaining, or keeping an eye on homework. There's ample room for a family dining table or sofa, making it a true hub of daily life. A side door leads conveniently to the garage, and a guest WC completes the ground floor.

#### First Floor

Upstairs, the home offers five well-proportioned bedrooms, three generous doubles and two smaller-sized doubles, providing ample space for family, guests, or a home office setup. The main bedroom features built-in wardrobes and a private en-suite shower room for added convenience. A family bathroom with a corner bath serves the remaining rooms, with the potential to add a separate shower by repurposing the adjacent airing cupboard, offering flexibility to suit growing family needs or visiting guests.

#### Outside Spaces

The rear garden is a charming and well-tended space, featuring a neat lawn bordered by established flower beds and mature shrubs. A paved patio wraps around the conservatory, offering plenty of room for outdoor furniture and al fresco dining. At the front, there's off-street parking for at least three vehicles, complemented by a double garage that provides excellent storage or additional utility space.

This exceptional home is perfect for those seeking a family home with space, comfort, and convenience in a sought-after location.

#### The Area

Stanfield Grove is located just a short distance from Kenilworth's charming town centre, home to a variety of independent shops, cafés, and restaurants, creating a vibrant yet friendly atmosphere. The Almanack, a stylish bistro, bar, and restaurant, offers a perfect spot for laid-back lunches or lively evenings. For a truly special dining experience, The Cross provides Michelin-starred cuisine, placing Kenilworth firmly on the culinary map. Abbey Fields Park offers a peaceful escape with scenic walking trails, picnic spots, and a well-equipped outdoor pool. Just beyond, the ruins of Kenilworth Castle bring centuries of history to life, with panoramic views and countryside walks that lend a sense of grandeur to the area. Golfers are well catered for, too. Kenilworth Golf Club, a short drive away, boasts a beautifully maintained 18-hole course, a welcoming clubhouse, and a lively social calendar. Nearby, Coventry Golf Club offers a mature parkland course, providing a challenging yet enjoyable experience. For those who prefer tennis, Kenilworth Tennis Club offers excellent facilities, including floodlit padel courts, and welcomes players of all levels. The prestigious Warwickshire Golf and Country Club, with two championship courses and top-tier leisure facilities, adds to the region's appeal. Education is easily accessible, with Kenilworth School & Sixth Form just a short walk away, and a range of other well-regarded schools nearby including Clinton Primary School and St Nicholas Primary School. The University of Warwick is also just three miles away, making Stanfield Grove an ideal location for families and professionals alike.







LOCATION

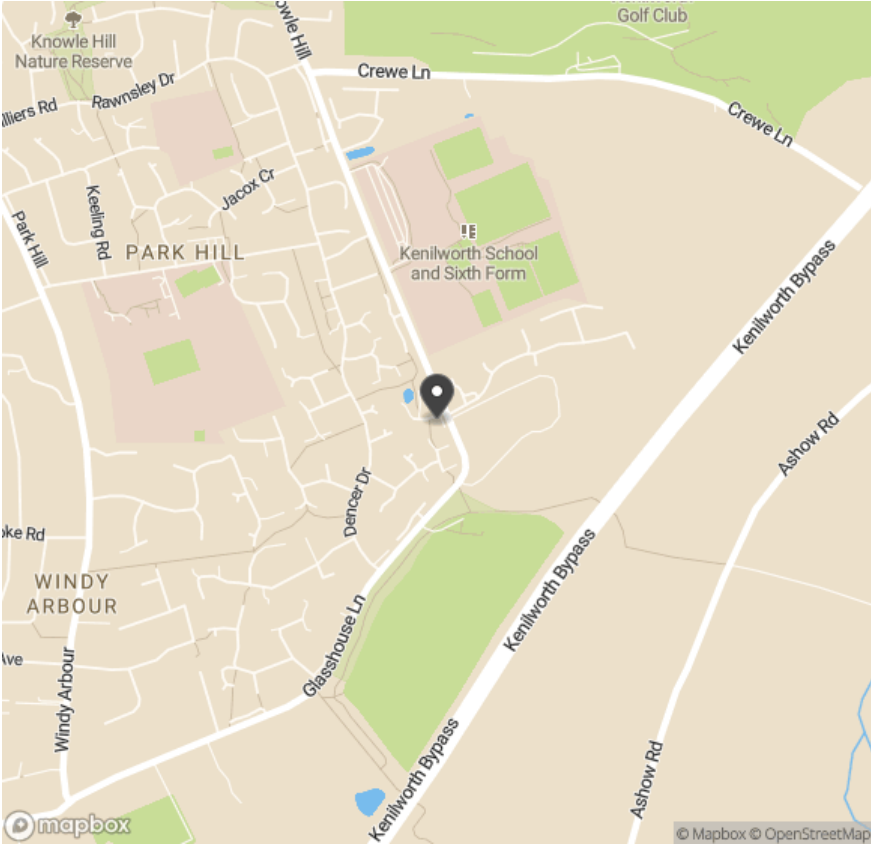


Property location

ENERGY PERFORMANCE  
CERTIFICATE (EPC)

Current: **60**

Potential: **80**

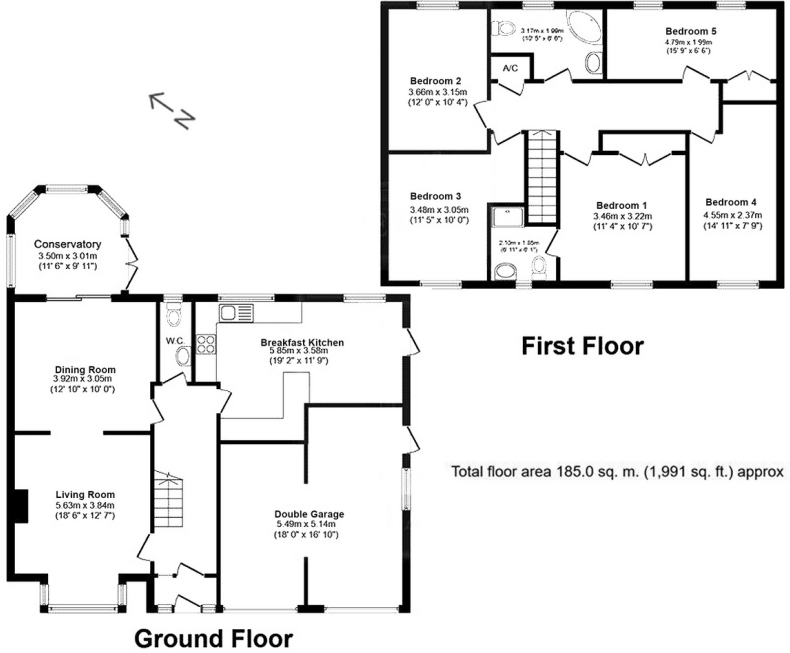


FLOOR PLAN

1991 sq ft (184 sq m)

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Edward & Kara

For viewings, further information or a free property valuation contact:

☎ 01926 353 532 | 01926 353 532

✉ [warwickshire@moveli.co.uk](mailto:warwickshire@moveli.co.uk)

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