



## 6 FAIRWAY RISE






Kenilworth, Warwickshire





## A STUNNING HUF HAUS IN A SOUGHT-AFTER LOCATION

Close to Kenilworth town centre.

		
5/6	3	2
		EPC
Double Carport		B

**Distances:** Kenilworth town centre 1.2 miles, Warwick University 2 miles, Coventry 6 miles, Warwick 6 miles  
Warwick Parkway Station 6 miles, Leamington Spa 6 miles, M40 (J15) 8 miles  
Birmingham International Airport 12 miles, Stratford-upon-Avon 15 miles  
(All distances and times are approximate)



# SITUATION

Kenilworth is a small historic town in the heart of Warwickshire, with a wide range of shops, including a Waitrose, restaurants and sports facilities. The Warwickshire Golf and Country Club is located 4 miles away.

The property is ideally located for motorway and rail networks and Birmingham Airport. A train station in the town is within walking distance, providing direct links to Coventry and Leamington Spa, with additional connections to London and Birmingham.

The area is well served by a range of state, grammar and private schools, including Crackley Hall in Kenilworth, King Henry VIII and Bablake in Coventry, Warwick School for Boys and King's High School for Girls in Warwick, Kingsley School for Girls and Arnold Lodge School in Leamington Spa.

# THE PROPERTY

Fairway Rise is a striking, detached Huf Haus located in a peaceful, mature setting with convenient access to Kenilworth town centre. A Huf Haus is a modern, energy efficient architectural designed home taking inspiration from the Bauhaus movement and are engineered and made in Germany. They utilise pioneering construction techniques during the build and are known for striking designs that blend timber framed architecture with large expanses of glass. The minimalist, open-plan interiors work well for modern day living and are tailored to each individuals requirements. There are only between 200 and 300 Huf houses in the UK and the configuration is ultra versatile should the new owners wish to alter configurations to suit their current and future needs.

This unique home spans in excess of 4,000 sq. ft and is arranged over three floors combining both elegant and stylish living spaces, with practical family accommodation. The main living space has a stunning double-height ceiling providing uninterrupted views of the surrounding greenery.







The front door opens into a welcoming and expansive entrance hall, featuring built-in storage and a guest cloakroom. The tiled flooring seamlessly flows into the large, open-plan kitchen/dining, and living area. A sleek kitchen has granite worktops, a central island and integrated Miele appliances. There is ample room for both dining and relaxing, as well as a large balcony terrace.

A modern staircase rises to a spacious landing area and the principal bedroom suite has a large en suite bathroom, walk-in wardrobe and balcony terrace. There are two double bedrooms which share a family shower room and a further balcony.

On the lower ground floor, there are three additional double bedrooms, offering versatile living space, along with a study. One of the bedrooms is currently being used as a sitting room, and both this room and the study has direct access to the garden. The floor also features a well-appointed family bathroom and a utility/boiler room.





A west-facing terrace wraps around two sides of the property, providing an exceptional outdoor entertaining space accessed directly from the main living accommodation. There are several other terraces accessed off the bedrooms on the lower ground floor.

To the front of the property, there is parking for several cars and a large double carport, as well as an EV charger.

# PROPERTY INFORMATION

**Services:** All mains services are connected to the property. Underfloor heating throughout

**Directions (CV8 2XN)**  
**What3words:** ///cubes.juices.sings

**Tenure:** Freehold

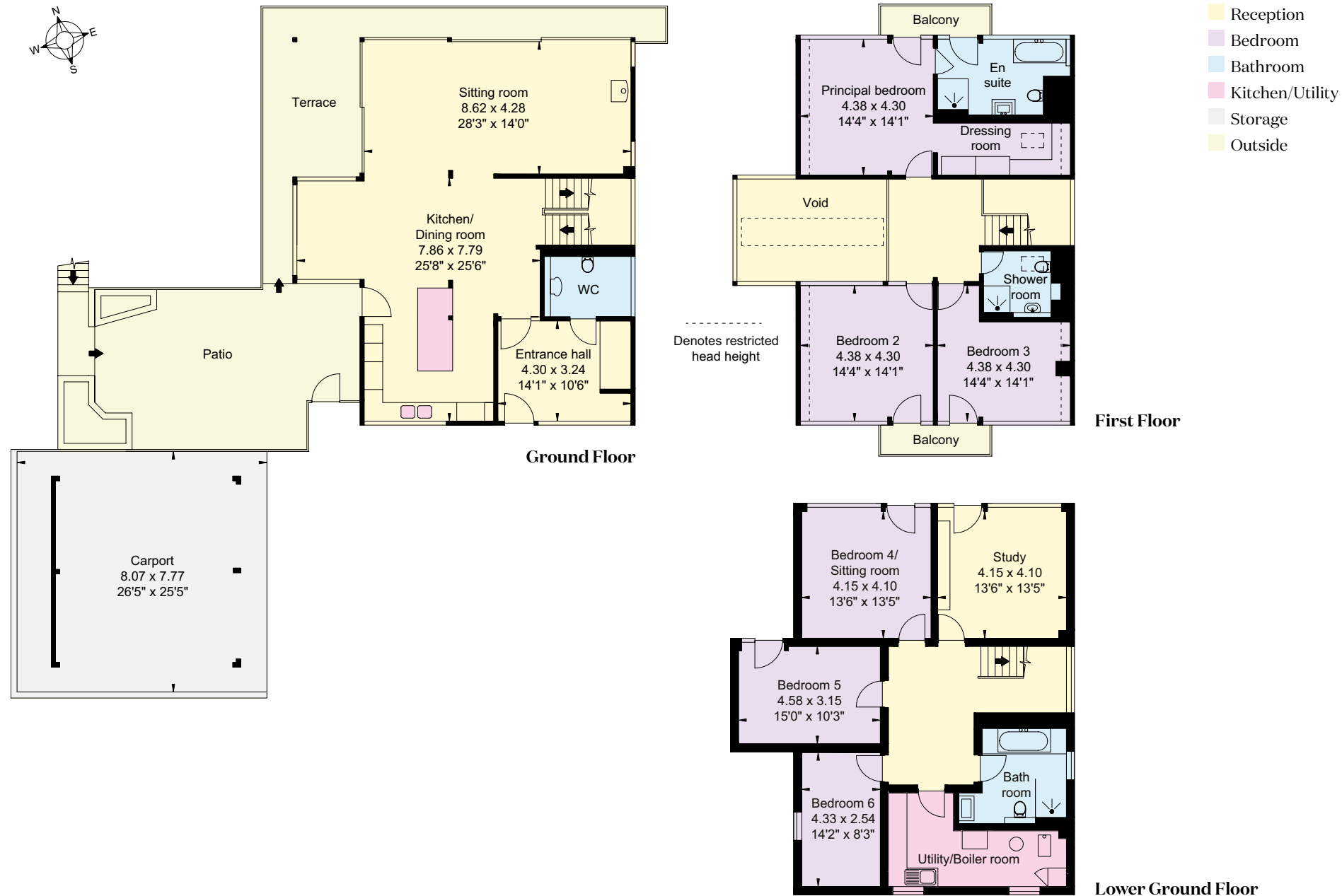
**Local Authority:** Warwick District Council

**Council Tax:** Band G

**Viewing:** By prior appointment only with the agent.







I would be delighted  
to tell you more.

**Samantha Bysouth**

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Date: 12 May 2025  
Our reference: STR200025

## 6 Fairway Rise, Kenilworth, CV8 2XN

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.



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