



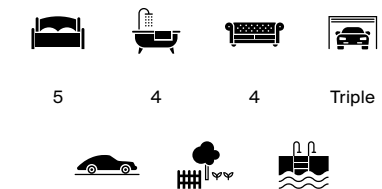
MONTFORD HOUSE, 72 HIGH STREET

Kenilworth, Warwickshire



AN EXCEPTIONAL FAMILY HOME

In a prominent position on the High Street in Kenilworth,
with private parking and a triple garage.



Distances: Kenilworth town centre 0.5 miles, Warwick University 2.5 miles
Coventry 5 miles (intercity trains to London Euston from 59 minutes), Warwick 5 miles
Warwick Parkway Station 6 miles (trains to London Marylebone from 69 minutes), Leamington Spa 6 miles
M40 (J15) 8 miles, Birmingham International Airport 11 miles, Stratford-upon-Avon 14 miles
(All distances and times are approximate)

SITUATION

Montford House is situated on Kenilworth High Street in the conservation area of Old Town Kenilworth. The property is located opposite Abbey Fields and very close to Kenilworth Castle, and some excellent restaurants and gastro pubs are close by. Kenilworth is a small historic town in the heart of Warwickshire having a wide range of shops, including a Waitrose, restaurants and sports facilities. Kenilworth Golf Club is situated 1 mile away and the Warwick shire Golf and Country Club is located 5 miles away.

The property is well placed for motorway and rail networks and Birmingham Airport. There is a train station in the town which is within walking distance, providing direct links to Coventry and Leamington Spa, with 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

This stunning Grade II listed family home has an unrivalled position in Old Town Kenilworth and was previously two houses, knocked into one property in 2004. The house is deceptive in size and totals over 5,000 sq. ft. Set in a highly sought-after position on Kenilworth's prestigious High Street, this exquisite family home blends timeless charm with family living. With its expansive living spaces and character features, this home is a rare find in the heart of Kenilworth.

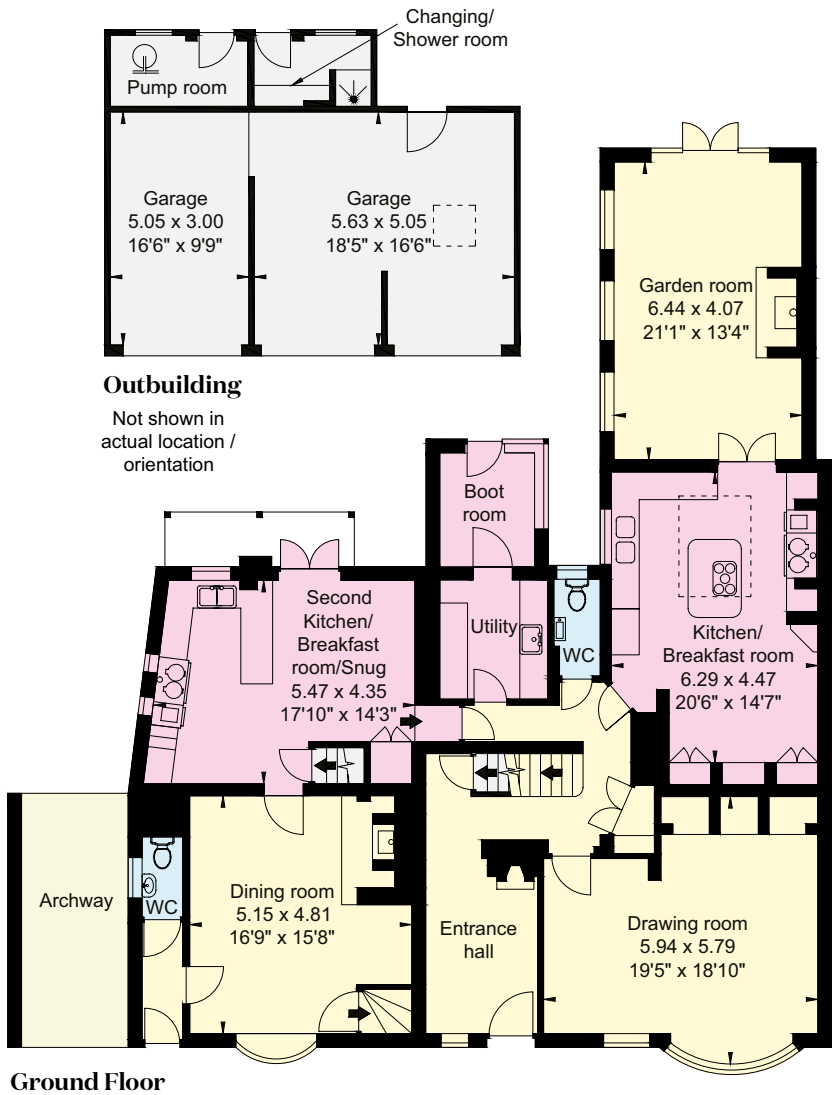


The custom-made solid oak front door opens into the entrance hallway with exposed floorboards, picture rails and period fireplace. The inner hallway has a staircase rising to the first floor and access to one of the cellars. A beautiful drawing room has a front aspect, bay window, original oak floorboards and an open fireplace. The kitchen/breakfast room has Karndean flooring, a central island with roof lantern, granite worktops and a dual basin. Integrated appliances include a four-oven AGA, ZUG Combi steam oven, dishwasher, Bora induction hob and space for an American fridge/freezer. Double wooden doors open into an impressive, vaulted garden room with exposed beams, fireplace with solid fuel burner, wood floor and dual aspect. Double doors open from here to the terrace.

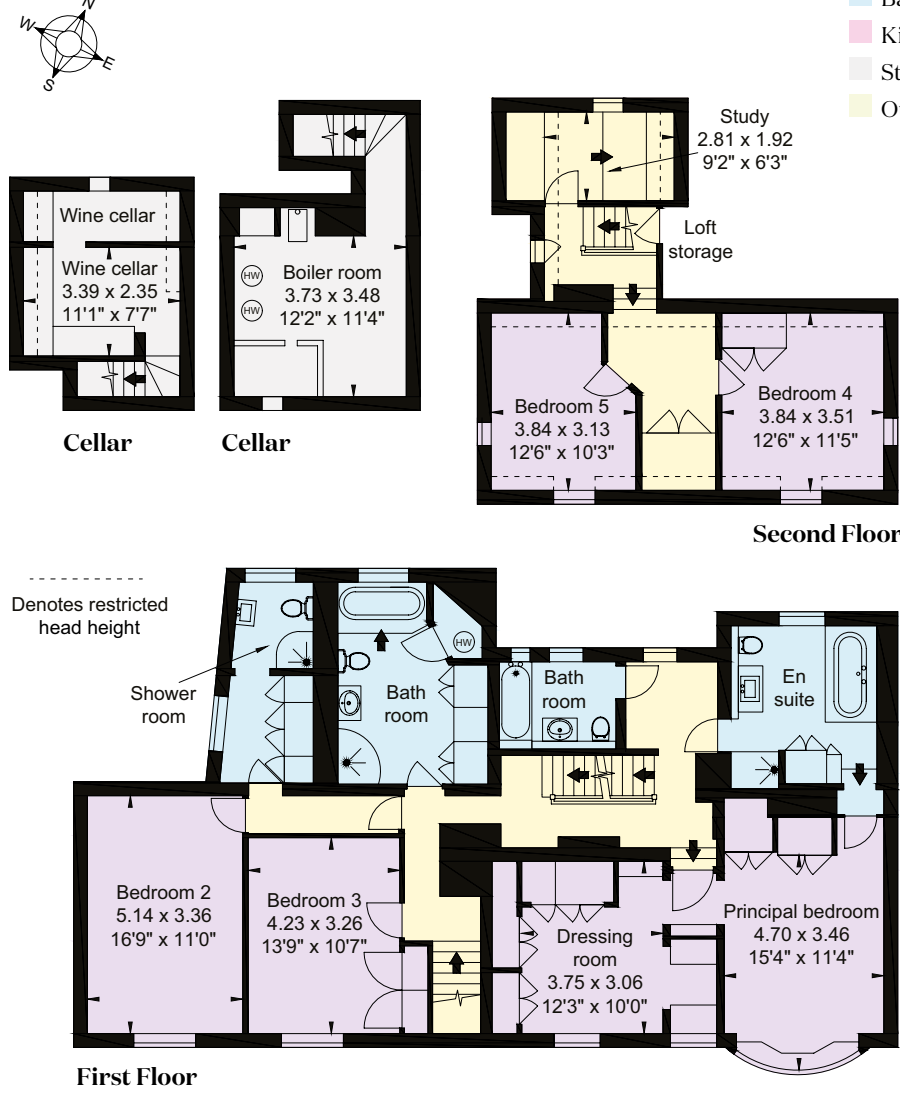
Located off the hallway is a guest cloakroom, utility with boot room and a second kitchen/breakfast room, currently used as a snug. The dining room has a front aspect, store room and guest WC, along with a separate staircase rising to the first floor. There are two separate cellars, one of which is a boiler room, and the other is a wine cellar.



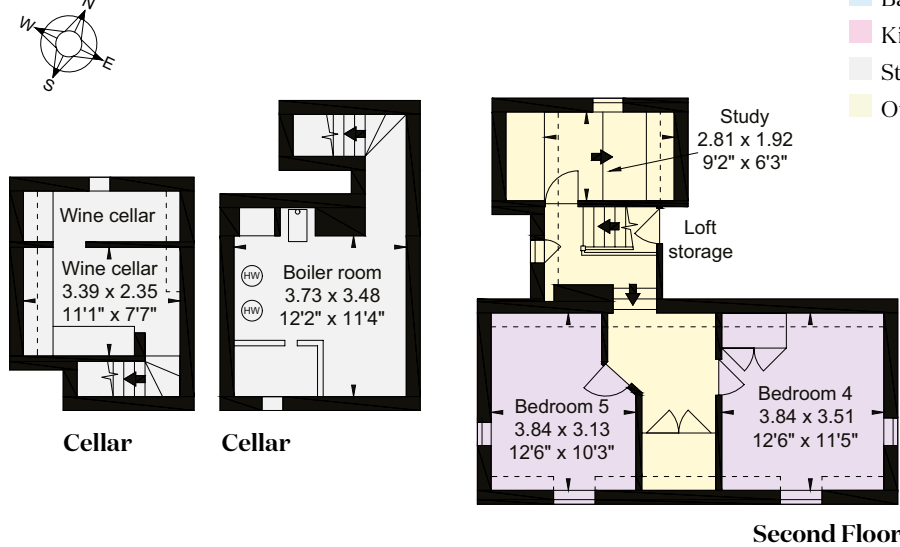
Upstairs, the principal suite features a lovely bedroom with front aspect and fitted wardrobes, large dressing room with an array of fitted wardrobes providing lots of storage, and an en suite bathroom with separate shower. All of the bathrooms are finished to a high standard with quality fixtures and fittings. There are two further bedrooms on the first floor, two bathrooms and a separate shower room. On the second floor, there are two double bedrooms, loft storage and a study.



Approximate Gross Internal Area
House: 410 sq m (4,414 sq ft)
Outbuilding: 55 sq m (593 sq ft)
Total: 465 sq m (5,007 sq ft) inc. restricted head height



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

The beautifully landscaped grounds include a heated outdoor swimming pool and extremely private gardens, including a separate “secret walled garden” with greenhouse and shed. For entertaining, there is a large terrace with a west-facing aspect.

Access is via electric gates through an elegant archway leading to a private parking area with space for several vehicles, along with a triple garage with up-and-over doors. Additional on-street parking is available with a residents’ permit. Behind the garage, you’ll find a pump room and a separate changing/shower room, offering extra convenience for those enjoying the outdoor pool. The heated swimming pool is efficiently warmed by a combination of a heat pump and a solar mat system discreetly installed on the garage roof.

PROPERTY INFORMATION

Services: All mains services are connected to the property. Gas fired central heating (two boilers).

Directions (CV8 1LZ)
What3words: ///begins.holds.update

Tenure: Freehold

Local Authority: Warwick District Council.

Council Tax: Band G

Viewing: By prior appointment only with the agents.



I would be delighted
to tell you more.

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Date: 24 June 2025
Our reference: STR160141

Montford House, 72 High Street, Kenilworth, CV8 1LZ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,000,000.

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