



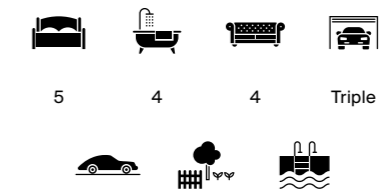
## MONTFORD HOUSE, 72 HIGH STREET

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, combined 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.

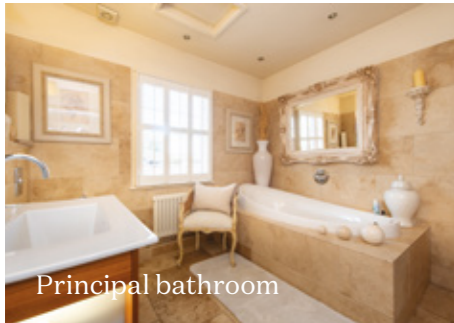


The custom-made solid oak front door opens into the entrance hallway with exposed floorboards, picture rails and period fireplace. The inner hallway has a staircase rising to the first floor and access to one of the cellars. A beautiful drawing room has a front aspect, bay window, original oak floorboards 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.



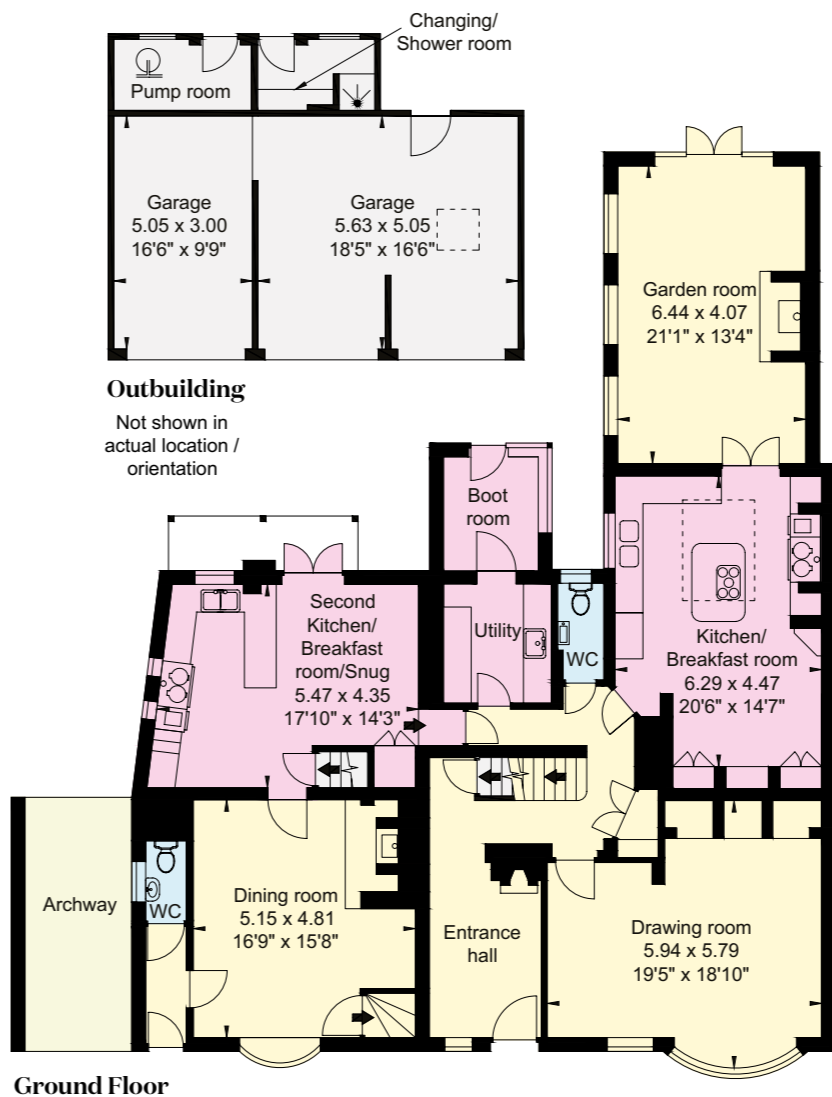
Principal bathroom



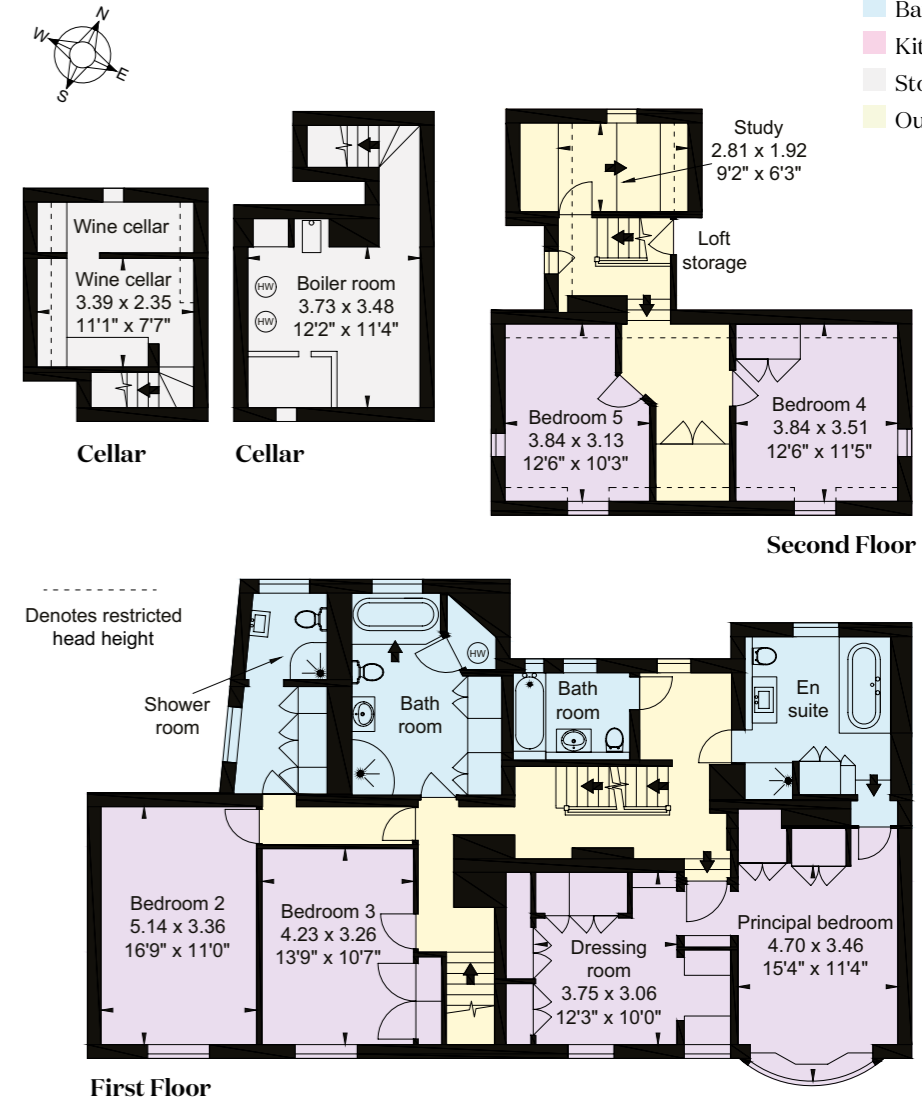
Principal bathroom



Principal dressing room



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.

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.

**Samantha Bysouth**

01789 297735

samantha.bysouth@knightfrank.com

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

knightfrank.co.uk

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)

Date: 17 September 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 £1,895,000.

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

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

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

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**Samantha Bysouth**

Associate

+44 1789 206 953

[samantha.bysouth@knightfrank.com](mailto:samantha.bysouth@knightfrank.com)

**Knight Frank, Stratford**

Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX

+44 1789 297 735

**[knightfrank.co.uk](https://knightfrank.co.uk)**

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24