HANDLES
PROPERTY

# HOLLY HOUSE

## STATION ROAD, KENILWORTH



# ATTRACTIVE PERIOD RESIDENCE

**HOLLY HOUSE,**
**STATION ROAD,**
**KENILWORTH, CV8 1JJ**

This distinguished Period Residence in a Prime Town Centre Setting occupying a prominent position on one of Kenilworth's most convenient and well-connected addresses, 'Holly House' is an attractive period residence combining character, space and versatility.

Situated within a short distance of Kenilworth town centre and the railway station, the property offers an exceptional opportunity for families, professional purchasers or those seeking a substantial home in a highly regarded location.











The property benefits from immediate access to local amenities, independent shops, restaurants, and commuter links. The property requires modernisation and updating but once completed will offer a desirable residence within one of Warwickshire's most popular historic towns. The property offers immediate occupation with 'No Chain'.

This handsome home retaining much of its original charm whilst offering excellent potential for modern family living. The property enjoys well-balanced accommodation which offers open plan sitting/dining room, separate drawing room, breakfast kitchen, generous sized cellar, guest cloakroom, four family sized bedrooms and bathroom.

Mature outdoor areas with decked terrace area, creating a home ideally suited to both everyday family life and entertaining. The property benefits from ample off-road parking for multiple vehicles accompanied by a single garage purely for storage only due to restricted access down the side of the property.







Station Road remains one of Kenilworth's most established residential addresses, conveniently positioned within walking distance of the town centre and close to Kenilworth railway station.

The area provides excellent access to Warwick, Royal Leamington Spa, Coventry, and the wider Midlands motorway network via the A46. The town itself offers an excellent selection of schools, leisure facilities, parks, restaurants and shopping amenities.

(NB some images have been enhanced and might not currently represent appearance internally).



## KEY FEATURES

*Prime Kenilworth location*

*Period detached residence*

*Character features throughout*

*Generous family accommodation*

*Multiple reception rooms*

*Private gardens*

*Walking distance to town centre*

*Close to railway station*

*Excellent school catchments*

*Convenient commuter links*

*No Chain*

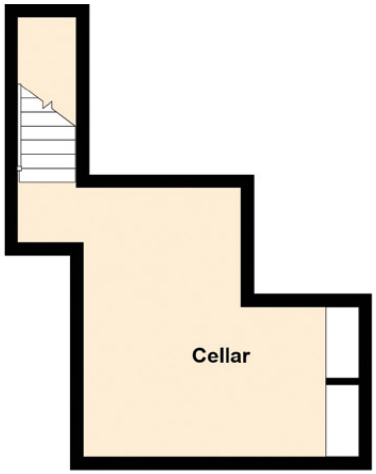




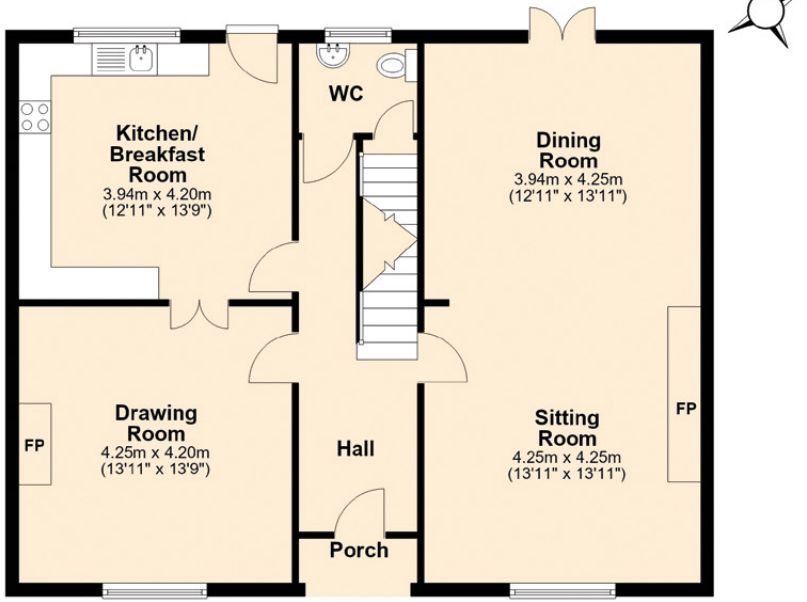




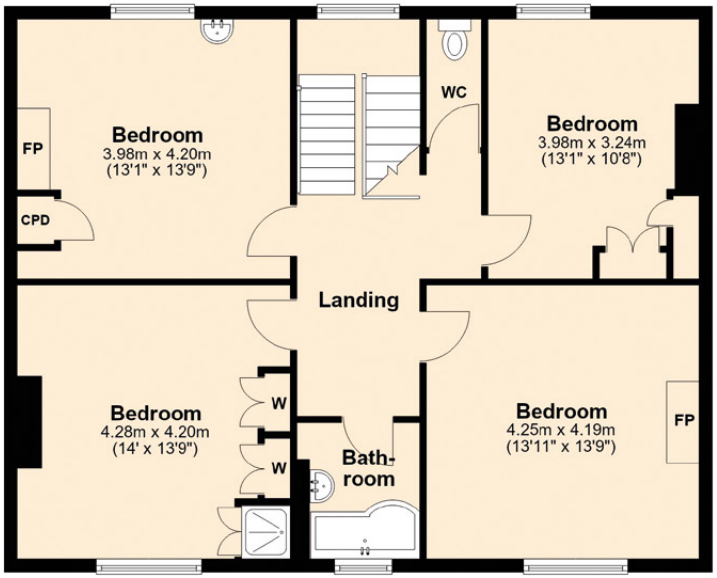
# FLOOR PLANS & DIMENSIONS




GROUND FLOOR




FIRST FLOOR




Total Area: 191.3 sq. metres. (2058.9 sq. feet)

Illustration only and not to scale.

**Handles Property**
8A Regent Street,
Leamington Spa,
CV32 5HQ

***01926 354 400***

DISCLAIMER

These particulars are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows and elevational treatments may vary from time to time. Specification details are for guidance purposes only and remain subject to change without prior notice. Should a replacement be required this will be to an equal or higher standard. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified mattes prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection for Misleading Marketing Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. Computer generated images are indicative only and may be subject to change.

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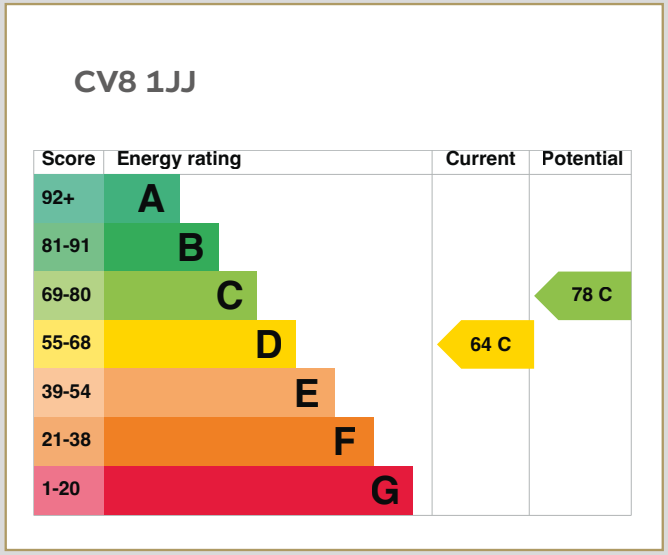
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# LOCATION

**CV8 1JJ**








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