



Nash House
41 High Street | Kenilworth | Warwickshire | CV8 1LY

STEP INSIDE

Nash House

Nash House is an elegant and substantial family home occupying a beautiful and private plot overlooking the historic Abbey Fields. Currently offering circa 3,600 sq. ft of versatile accommodation, this exceptional home provides a unique opportunity to further extend to create a substantially larger home, subject to planning permission, in the heart of Old Town Kenilworth.

Ground Floor

The property is entered via an impressive stone pillared covered porch into a welcoming reception hall.

At the heart of the home is the impressive sitting room, a beautifully proportioned space extending to over 21 feet in length. Flooded with natural light from multiple windows and sliding doors overlooking the gardens, the room enjoys a wealth of character, and provides an elegant setting for both formal entertaining and relaxed family living.

The dining room enjoys a lovely bay window and offers ample space for larger gatherings and entertaining. Positioned conveniently alongside the kitchen/breakfast room, the layout lends itself perfectly to modern family life.

The kitchen/breakfast room is fitted with a range of cabinetry and integrated appliances, with space for informal dining and direct access to the outside terrace. A separate utility room provides additional practicality and storage.

To the opposite side of the property, a versatile study creates an ideal home office or snug, and leads through to the garden room, a wonderfully peaceful space enjoying elevated views across the gardens and Abbey Fields beyond.

The ground floor also benefits from guest cloakroom facilities.

Lower Ground Floor

The lower ground floor currently comprises a useful workshop and substantial storage room, offering excellent ancillary space with potential for a variety of uses including hobbies, gym, or further home office accommodation.









First Floor

The first floor provides five well-proportioned double bedrooms with three enjoying attractive outlooks over the gardens and Abbey Fields.

The principal bedroom suite is particularly impressive, featuring a spacious bedroom, generous dressing room, and en-suite bathroom, creating a luxurious private retreat.

Four further double bedrooms are served by a combination of en-suites and two family bathrooms, providing excellent accommodation for family and guests alike.

The two bedrooms positioned over the garage can be accessed either from the first-floor accommodation or from a separate staircase leading up from a utility room/kitchenette on the ground floor adjacent to the garage with separate external access. This arrangement allows the space to be easily adapted to create a self-contained annexe or semi-independent accommodation with its own separate access, ideal for multi-generational living, guest accommodation, or a home business.





STEP OUTSIDE

Nash House

Nash House occupies a beautiful and private plot, approached via a generous driveway providing ample parking and access to the large double garage.

The landscaped rear gardens are a particular feature of the property, beautifully mature and thoughtfully arranged to maximise privacy and the stunning outlook across Abbey Fields. Predominantly laid to lawn with established planting and mature trees, the gardens provide a wonderful setting for both family life and entertaining.

A substantial raised terrace extends from the rear of the property, creating a superb entertaining area perfectly positioned to enjoy the far-reaching views and evening sunsets over Abbey Fields.

Location

Situated on the highly regarded High Street in the historic part of Kenilworth, Nash House enjoys a truly enviable setting overlooking the renowned Abbey Fields, one of Warwickshire's most picturesque parklands. The surrounding area offers a wealth of walking routes, open countryside, and leisure pursuits.

The property is within easy walking distance of Kenilworth Old Town, with its excellent selection of independent shops, cafés, restaurants, and historic landmarks including Kenilworth Castle.

Kenilworth is exceptionally well positioned for access to Warwick, Leamington Spa, Stratford-upon-Avon, and Coventry, whilst the nearby A46, M40, and motorway network provide excellent commuter links throughout the Midlands and beyond. Warwick Parkway, Coventry, and Leamington Spa railway stations offer direct services to London and Birmingham.

The area is particularly renowned for its excellent schooling options, including both highly regarded state and private schools such as Princethorpe, Kenilworth School, Warwick Prep, Kings High School, The King's School Warwick, and Bablake School.







Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Warwick District Council

Property Construction - Standard - Brick walls with tiled roof, some small sections of flat felt roof

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains drainage. The property is connected to a shared foul drain which is understood to be a private sewer located within/adjacent to the neighbouring property. Maintenance responsibility is shared; however, the vendor advises they have not been asked to contribute to any costs during their period of ownership. Buyers are advised to make their own enquiries regarding maintenance arrangements and potential liabilities.

Heating - Mains

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - Double garage. Driveway parking for 4+ cars.

Notes - The property is situated in Kenilworth Conservation Area.

There are trees on the property with Tree Preservation Orders.

The property is subject to restrictive covenants - please speak with the agent for further information.

The seller has advised that a previous tradesperson indicated that the cellar ceiling may contain asbestos. This has not been tested or verified. Buyers are advised to make their own enquiries and obtain appropriate specialist advice if required.

Directions - Postcode: CV8 1LY / what3words: ///dined.wishes.shirts

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07540 649 103.

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday

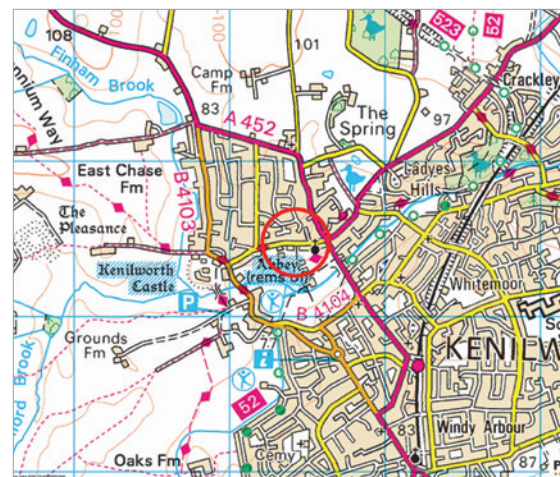
9.00 am-5.30 pm

Saturday

9.00 am-4.30 pm

Sunday

By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854. VAT No. 178 445 472. Registered Office: F&C Stratford upon Avon Ltd, 1 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 02.07.2026

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JAMES PRATT

PARTNER AGENT

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Fine & Country Leamington Spa, Warwick and Kenilworth
11 Dormer Place, Leamington Spa, Warwickshire, CV32 5AA
01926 455 950 | 07540 649 103 | james.pratt@fineandcountry.com

