



FROGMORE COTTAGE

Frogmore Lane, Fen End, Kenilworth, Warwickshire



AN EXCEPTIONAL DETACHED FAMILY HOME

enjoying stunning rural views, mature, landscaped gardens and
approximately 2,000 sq. ft of beautifully appointed accommodation



Local Authority: Solihull District Council

Council Tax band: E

Tenure: Freehold



THE PROPERTY

Occupying an enviable position along a private lane and surrounded by beautiful countryside, Frogmore Cottage is an exceptional detached family home enjoying stunning rural views, mature, landscaped gardens and approximately 2,000 sq. ft of beautifully appointed accommodation.

Set opposite open fields and pastureland, the property offers a wonderful sense of privacy and seclusion, with far-reaching views across the surrounding Warwickshire countryside. Despite its idyllic rural setting, Frogmore Cottage remains conveniently positioned for Kenilworth, Knowle and Solihull, with excellent transport connections to Birmingham, London and the wider motorway network.









Subject to a comprehensive programme of remodelling and extension in 2017/2018, Frogmore Cottage has been significantly enhanced to create the impressive home seen today. At the heart of the property is a magnificent open-plan kitchen/breakfast/family room, beautifully appointed with bespoke oak cabinetry, quartz work surfaces, a substantial central island and tiled flooring. Centred around a characterful exposed brick fireplace with wood-burning stove, it provides a superb sociable hub for family life. The dining area enjoys double doors opening directly onto the garden, seamlessly connecting the indoor and outdoor living spaces.

An elegant drawing room provides a more formal reception space, featuring a striking brick fireplace with oak mantel and wood-burning stove. Further versatile accommodation includes a garden room/playroom overlooking the rear garden, together with a utility room, pantry, boot room and cloakroom.

To the first floor, the property offers four well-proportioned bedrooms, including a principal suite with fitted wardrobes and an en suite shower room. Three further bedrooms are served by a family bathroom.







Planning permission has been granted to convert the garage into further living space, if required.

Outside, the property is approached via a private lane and enjoys beautifully maintained gardens which are principally laid to lawn, with a silver birch and established borders. A particular feature is the walled terrace with outdoor kitchen and hot tap, providing an excellent space for outdoor dining and entertaining while enjoying delightful views across the surrounding countryside. The garage has a boarded loft, and there is parking on the driveway for a number of cars.







Services

Mains water, electricity and oil-fired central heating. Private drainage via a septic tank system.

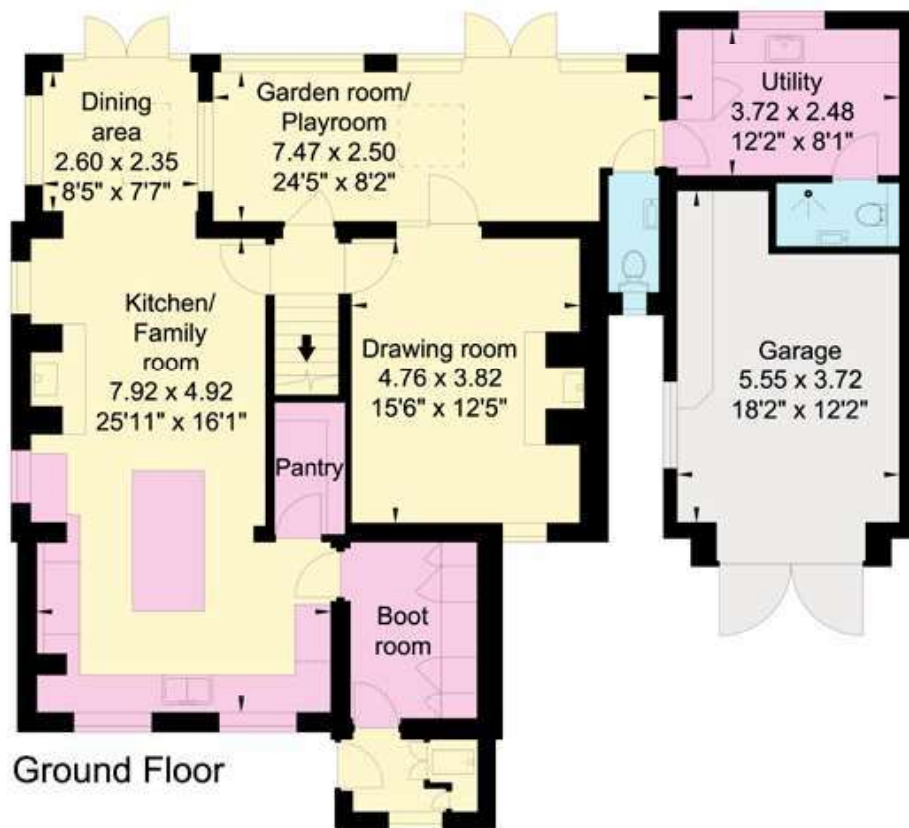
Directions: CV8 INT

What Three Words:

///lightbult.premiums.given

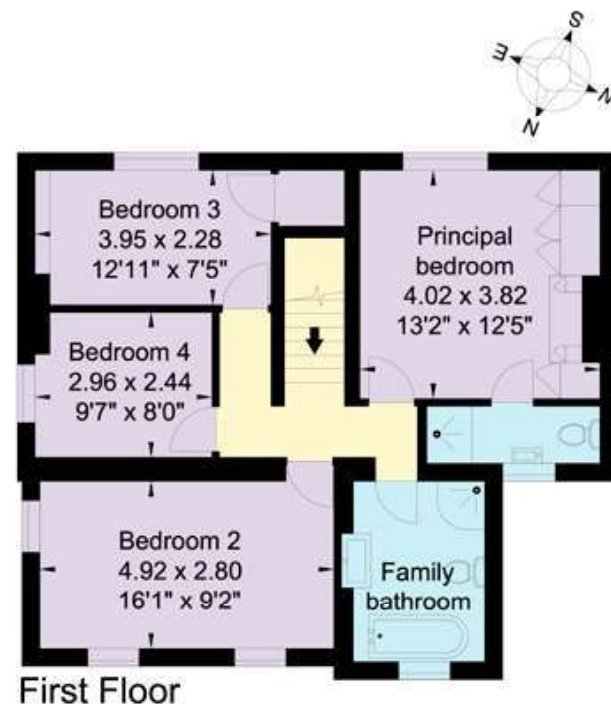
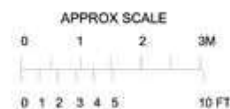






This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.

Frogmore Cottage Kenilworth



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 184 sq m (1,982 sq ft)

Garage: 18 sq m (195 sq ft)

Total: 202 sq m (2,177 sq ft)

© Cotswold Plans Ltd ma/16566



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

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 October 2026. Photographs and videos dated October 2026. 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 6AN. 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.





Date: 09 October 2026
Our reference: STR012604226

Frogmore Cottage, Frogmore Lane, Fen End, Kenilworth, CV8 1NT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£995,000**.

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. 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

A stylized, handwritten signature of "Knight Frank" in black ink.

KNIGHT FRANK LLP

Enc:

Samantha Bysouth
Associate
+44 1789 206953
samantha.bysouth@knightfrank.com

Knight Frank, Stratford
Bridgeway, Stratford upon Avon, Warwickshire, CV37 6YX
+44 1789 297 735

knightfrank.co.uk

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

Your partners in property

V4,3 Sep 24