



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.







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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.



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



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 matters 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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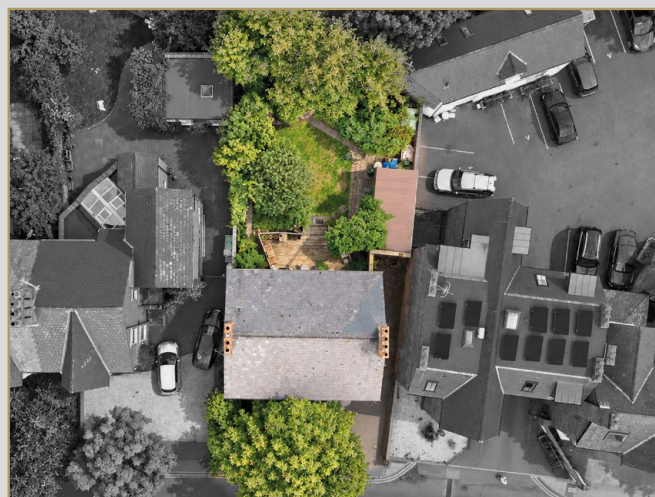
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 C	
39-54	E		
21-38	F		
1-20	G		



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