



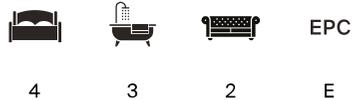
1 ABBOTSFORD HOUSE

Bridge Street, Kenilworth



A SYMPATHETICALLY RESTORED, GRADE II* LISTED GEORGIAN PROPERTY IN OLD TOWN KENILWORTH

Benefiting from off-road parking for three cars, with planning permission to construct a carport, and a beautifully walled and landscaped garden.



Local Authority: Warwick District Council.

Council Tax band: G

Tenure: Freehold

Postcode: CV8 1BP

What3words:///rang.wage.copper

Viewing: By prior appointment only with the agents

Services: Mains electricity, gas, water and drainage are connected to the property. Fibre broadband connected via Virgin Media.

SITUATION

1 Abbotsford House is located in the highly sought-after conservation area of Old Town Kenilworth. The property is within walking distance of Abbey Fields, Kenilworth Castle and some excellent restaurants, gastro pubs and coffee shops. Kenilworth is a small historic town in the heart of Warwickshire, offering a wide range of shops, including a Waitrose, restaurants and sports facilities.

Kenilworth Golf Club is situated 1 mile away, and the Warwickshire Golf and Country Club is located 5 miles away. The property is well placed for motorway and rail networks, as well as 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.

DISTANCES

Kenilworth Castle 0.5 mile, Warwick University 2.2 miles, Warwick 5.4 miles, Leamington Spa 5.8 miles, Coventry 5.9 miles (intercity trains to London Euston from 59 minutes), Warwick Parkway Station 6 miles (trains to London Marylebone from 69 minutes), M40 (J15) 7.8 miles, Birmingham International Airport 11.2 miles, Stratford-upon-Avon 13.8 miles. (All distances are approximate).









THE PROPERTY

Abbotsford House, one of the first buildings in the country to be granted listed status, dates from the late eighteenth century and was formerly known as Abbotsford School from the 1840s until 2010. After standing vacant for several years, the property fell into significant disrepair. Castle Homes of Warwick, the developer, worked in close collaboration with planning officers, Historic England, and Warwick District Council's Principal Conservation Officer to sympathetically convert the building into two residences. Their approach ensured the preservation of the building's historic character and heritage features, including the principal rooms, entrance hall, landings, staircases, and the careful restoration of original windows, doors, cornices, fireplaces, and external features such as the cast-iron railings.

The front door, accessed from Bridge Street, opens to an impressive entrance hall with a tiled floor and a beautiful staircase that rises to the first floor. The entrance hall provides access to a well-appointed sitting room, benefiting from engineered oak flooring, large bay windows providing stunning views to the rear and side gardens, with secondary glazing to the streetside windows, surround sound and a feature fireplace with a gas fire and white marble surround. A further door from the entrance hall opens to a beautiful kitchen/dining room, complete with a central island, a range of base and wall-mounted units beneath a stone quartz surface and equipped with integrated appliances, such as a Bosch oven, microwave combi oven, large gas hob, worktop extraction, dishwasher and fridge freezer. The kitchen flows into the dining area, which offers space for a large dining table and provides access to the stone-paved patio beyond through double-glazed doors. The ground floor extends to a generous utility room with an array of fitted cupboards and a window overlooking the rear garden, and further to rear lobby with an external door, and a cloakroom.

Stairs descend to a substantial vaulted basement that is currently used for storage; however, it provides excellent scope to develop further, subject to obtaining the necessary planning consent.





Stairs in the entrance hall rise to a bright and airy first-floor landing, which provides access to a magnificent Principal bedroom, complete with two large windows offering beautiful views to the rear garden, an array of fitted wardrobes and a cast-iron fireplace with a gas fire. A door opens, and steps descend to a stylish en suite bathroom, finished with a walk-in shower, his-and-hers sinks, a freestanding bath and a mirrored television. A family shower room and a further generous bedroom, with fitted wardrobes, a cast iron fireplace and beautiful bay windows overlooking Bridge Street, complete the first-floor accommodation.

Stairs continue to rise to the second-floor landing, which provides access to two spacious bedrooms, both of which benefit from fitted wardrobes and lovely, open views to the rear garden and the roofscape of Old Town Kenilworth beyond and are served by a large shower room.







OUTSIDE

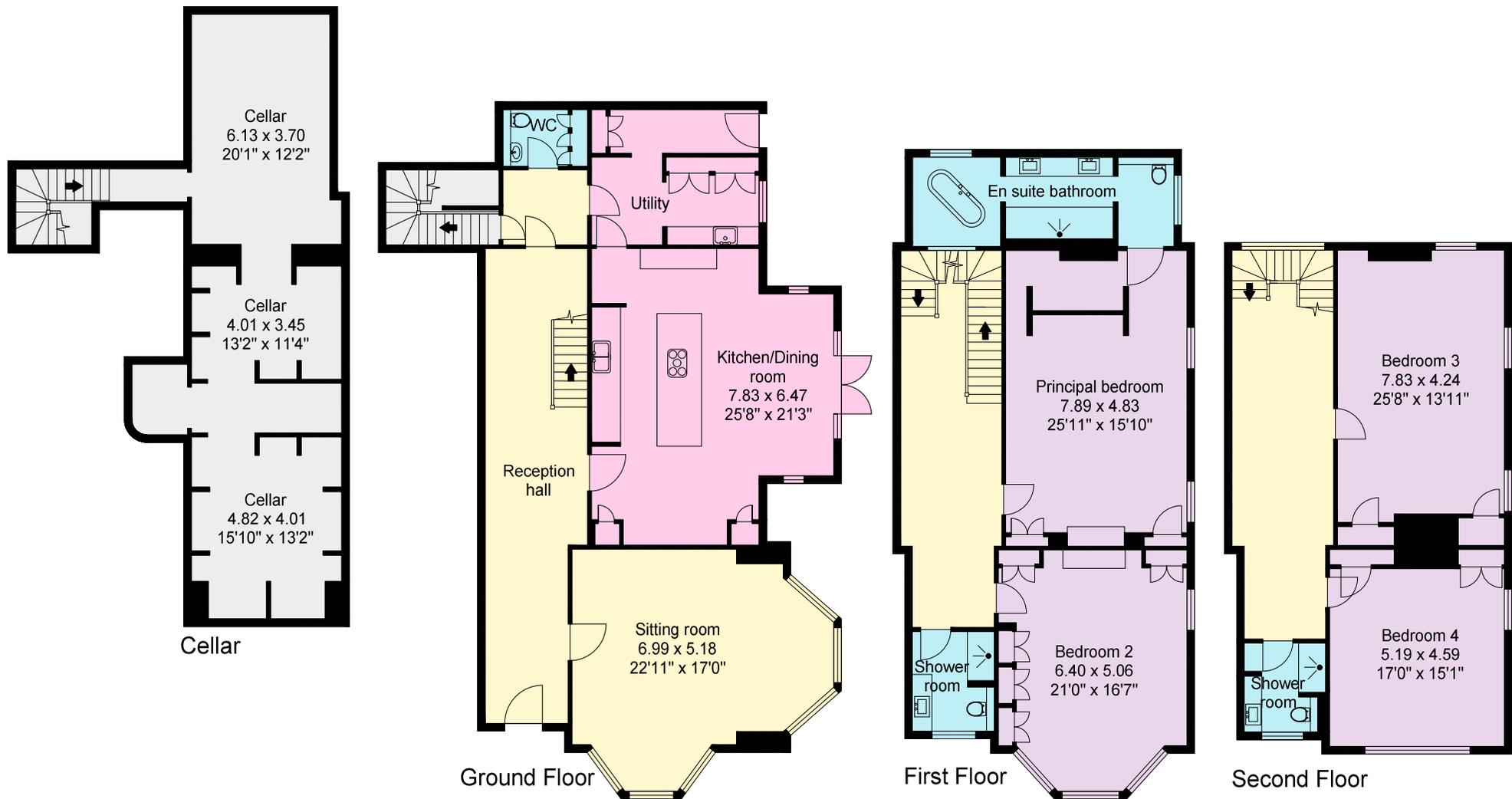
The property benefits from off-road parking for three cars which is accessed via a secure electric Hormann gate from New Street, offering peace of mind. There is planning consent to construct a triple carport, which has already been commenced to ensure the planning consent does not lapse for future owners.

The south-easterly facing rear garden is beautifully walled, offering privacy and seclusion. A brick-edged stone pathway, with a large, lawned centre bordered by mature shrubs and planting, leads to a brick shed with a tiled roof and a patio area at the end of the garden. Additionally, the double doors in the kitchen/diner open to a stone-paved patio, which provides an excellent space for outdoor dining and entertaining.









Approximate Gross Internal Area = 423 sq m / 4,555 sq ft

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.

We would be delighted
to tell you more.

Evey Hadley
01789 206964
evey.hadley@knightfrank.com

Knight Frank Stratford-upon-Avon
Bridgeway House, Bridgeway,
Stratford-upon-Avon, CV37 6YX

[knightfrank.co.uk](https://www.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 March 2026. Photographs dated October 2025 and February 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 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 17 March 2026
Our reference: STR012591144

1 Abbotsford House, Bridge Street, Kenilworth, CV8 1BP

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,450,000**.

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 in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

Enc:

Evey Hadley
Negotiator
+44 1789206964
evey.hadley@knightfrank.com

Knight Frank, Stratford
Bridgeway House, Bridgeway, Stratford upon Avon, 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