



Abbotsford House, Bridge Street, Kenilworth

Asking Price £1,500,000

- Magnificent Grade II* Listed Georgian Town House
- Central Old Town Kenilworth Location
- Four Bedrooms & Three Bathrooms Arranged Over Two Floors
- Restored And Finished To Exacting Standards
- Accommodation Of 3,800sqft & Extensive Basement
- Formerly The Iconic Abbotsford Schoolhouse
- EPC Rating E - 45
- Beautiful Walled Gardens & Parking For Three Cars
- Stunning Sitting Room & Dining Kitchen With Utility
- Warwick District Council Tax Band G

Abbotsford House, Bridge Street, Kenilworth

A rare opportunity to acquire one of Kenilworth's most distinguished homes. This exceptional Grade II* listed residence, set in the heart of the historic Old Town, has been renovated to exacting standards, seamlessly blending its fine period architecture with a contemporary edge in design and finish.

Arranged over three floors and extending to almost 3,800 sq ft, the accommodation is both elegant and versatile. At its heart lies a stunning sitting room full of character, alongside a beautifully appointed dining kitchen that creates the perfect space for both everyday living and entertaining, with the lounge and kitchen benefiting from an integrated SONOS hifi system. The property offers four generous double bedrooms and three stylish bathrooms, complemented by a wealth of period features and modern fittings. A large cellar provides additional storage or potential for further use.

Externally, the property enjoys a stunning walled rear garden, offering a private and tranquil retreat, together with the rarity of secure triple car parking. Modern comforts include gas central heating, operated throughout via Nest thermostat controls, and the home is offered with no onward chain.

This is a truly unique residence combining history, elegance, and contemporary luxury, perfectly placed within walking distance of Abbey Fields, Kenilworth Castle, and the array of fine eateries and amenities Old Town has to offer.



Council Tax Band: G



History

Originally built in the late 18th century, this handsome Georgian townhouse was one of the first properties in the United Kingdom to receive a Grade II* listing by English Heritage in 1949. Constructed as a family home, it later became part of Abbotsford School in the early 20th century, remaining a school until around 2010. Prior to its school use, during the early years of World War I, it housed Belgian refugees and was supported by kind donations from local residents.

After the school's closure, the property stood empty and fell into disrepair until 2016, when a collaboration between Castle Homes of Warwick, Warwick District Council, and Historic England enabled a comprehensive restoration. Over a five-year period, Castle Homes of Warwick carefully reinstated the building's original grandeur, restoring key features such as the entrance hall, landings, staircases, principal rooms, and doors, while also conserving historic windows, cornices, fireplaces, wrought iron railings, and other architectural details.

As part of the restoration, the property was sensitively converted into two three-storey townhouses. No. 1 Abbotsford House retains the original hallway along with the principal living rooms and bedrooms. Architecturally, the house is constructed of brick with stone dressings, and notable historic features include two-storey canted bays, lunette windows, a doorway with Tuscan columns, and decorative pediments above the principal windows. At the time of sale, the property was the home of the Managing Director of Castle Homes of Warwick, who was so captivated by the building that he chose to make it his family's residence.

Old Town Kenilworth

Old Town, Kenilworth is one of the most desirable parts of the town, combining period charm with a thriving community atmosphere. The historic High Street is lined with independent shops, traditional pubs and stylish bars, as well as a selection of highly regarded eateries, including the Michelin-starred Cross restaurant. Abbey Fields offers 68 acres of parkland just moments away, perfect for walking, leisure and family activities, while Kenilworth Castle provides a dramatic historic backdrop. Despite its characterful setting, Old Town is ideally placed for access to Coventry, Leamington Spa, Warwick and Birmingham, with excellent transport links including rail services to London

Reception Hallway

Entered from Bridge Street, you step into a stunning hallway with a tiled floor, decorative cornicing, and an easy-tread staircase rising to the first floor, with doors leading off to:

Cloakroom

With a concealed cistern wc, wash hand basin and a bank of cupboards.

Sitting Room

Featuring engineered oak flooring, bay windows overlooking the side and rear gardens, and a white marble surround with a cast iron fireplace and living flame fire. Additional details include recessed shelving, cornicing, surround sound, secondary glazing to streetside and radiators.

Kitchen

The kitchen is the heart of this home, beautifully designed to blend contemporary style with period elegance. A striking central island with a breakfast bar forms the focal point of the room, complemented by sleek handleless cabinetry and integrated appliances. Pendant lighting adds a modern touch, while the tall sash windows and French doors flood the space with natural light and open onto a beautiful terrace looking into the walled gardens. The kitchen seamlessly flows into a dining and family area, enhanced by high ceilings, decorative cornicing, and an ornate fireplace that retains the character of the building. Perfect for both everyday living and entertaining, this impressive kitchen offers a rare balance of grandeur and practicality.

Utility Room

With a tiled floor and access from the rear garden, this utility is fitted with high-gloss units and stone worktops, incorporating integrated appliances. A bank of cupboards provides ample storage, and a window overlooks the rear garden.

First Floor Landing

Accessed via an easy tread staircase and having an ornate window on the half turn. Doors lead off to:

Principal Bedroom

A bank of built-in wardrobes distinguishes the bedroom from the adjoining en suite. Twin windows provide a view of the rear gardens, while a cast iron fireplace, featuring an Adams-style surround and a living flame gas fire, serves as a striking focal point. The room is also equipped with an integrated Sonos HiFi system.

En Suite Bathroom

Featuring a concealed-cistern WC, walk-in rainfall shower, his-and-hers vanity sinks, and a freestanding bath, complemented by tiled floors and splashbacks.

Bedroom Two

Featuring a bay window overlooking Bridge Street, this room is supported with additional insulation through secondary glazing and integrated wooden shutters. A further window offers views of the rear gardens, while a cast iron fireplace with an Adams surround and a coal-effect fire adds character.

Family Bathroom

With a concealed-cistern WC, vanity wash hand basin, and separate shower cubicle, complemented by tiled floors and splashbacks.

Second Floor Landing

With a window on the half landing and having doors to:

Bedroom Three

With three windows providing dual aspects, twin fireplaces, and built-in cupboards.

Bedroom Four

With windows to dual aspects, cast iron fireplace and built in units to the chimney recesses.

Family Bathroom

With a concealed-cistern WC, vanity wash hand basin, and separate shower cubicle, complemented by tiled floors and splashbacks.

Carport

Planning for a triple carport and work has commenced on it to protect the planning for the new owners.

Parking

The parking is approached via remote access gates on New Street. You drive through Abbotsford Mews and there is a triple car parking bay for 1 Abbotsford House. A gated pathway leads you through to the rear garden and pedestrian access.

Rear Gardens

The property features a stunningly landscaped walled garden that ensures both privacy and a serene atmosphere. A spacious paved terrace serves as an ideal spot for outdoor dining and entertaining, seamlessly connecting to a meticulously maintained lawn adorned with mature shrubs and plantings. Established trees and hedges add to the secluded feel, while the original brick boundary walls contribute to the property's historical charm. With plenty of space for seating arrangements and easy access from the house through elegant French doors, this garden beautifully extends the living area—perfect for family gatherings as well as hosting guests. Additionally, the garden includes a sizable brick storage shed with a tiled roof.

Tenure

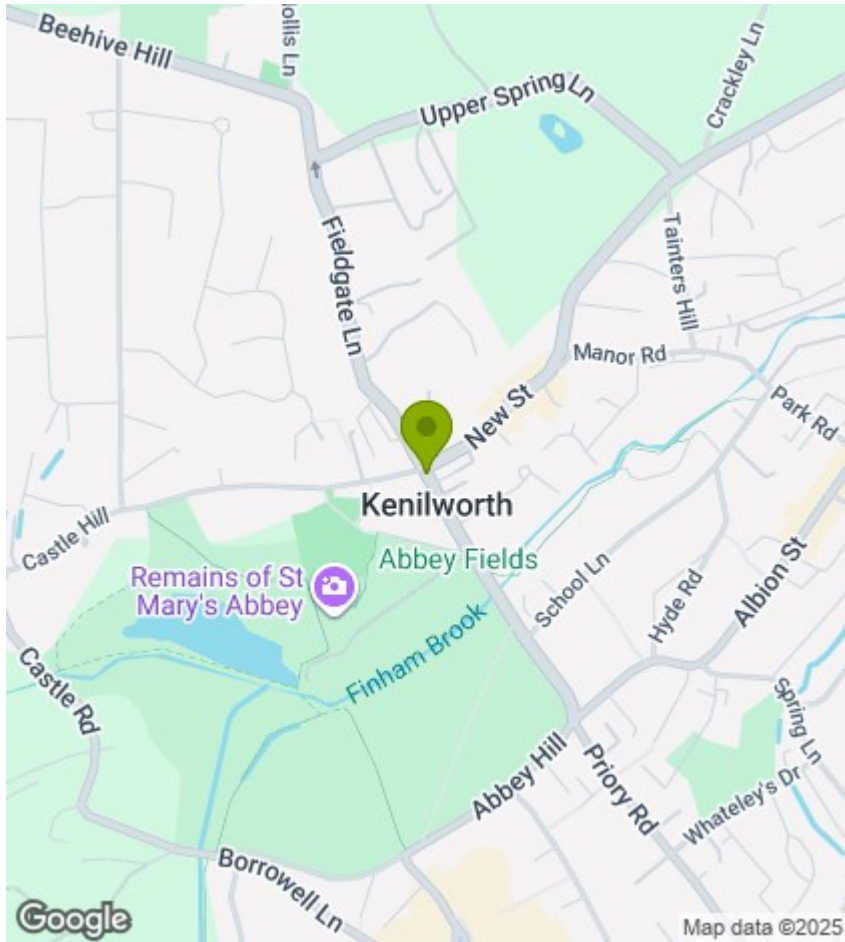
The property is freehold

Services

All mains services are connected







Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

