



12 CRYFIELD
GRANGE ROAD COVENTRY, CV4 7AQ



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

CRYFIELD

This is an exceptional ten bedroom family residence with cutting-edge technology and luxury finishes in the heart of Warwickshire.

ACCOMMODATION SUMMARY

Set behind private electric gates on the desirable outskirts of Kenilworth, this newly built, nearly 10,000 sq ft family home offers the very best in modern luxury living. Spanning four meticulously designed floors, this extraordinary residence combines grand proportions with state-of-the-art technology and premium finishes throughout.

This home is truly future-ready, with Control4 smart home integration throughout. From strategically placed iPads and your smartphone, you can effortlessly control lighting, heating, and the integrated sound system in every room. The house is also fitted with an air ventilation system providing clean and fresh air.

A rare opportunity to acquire a home of this scale and specification in one of Kenilworth's most sought-after locations. Perfect for those seeking space, privacy, and the very best in modern family living.



GROUND FLOOR

Upon arrival, you're greeted by a private gated driveway leading to a generous double garage and a beautifully appointed one-bedroom annex, perfect for guests or extended family.



GROUND FLOOR

The ground floor showcases an expansive open-plan kitchen and family area, ideal for entertaining and everyday living. The main kitchen features top-of-the-line Miele appliances, a stunning Corian island with breakfast bar, and a separate chef's kitchen for seamless hosting.

Three large sets of bi-fold doors flood the space with natural light and provide effortless access to the entertainment terrace and large private garden.







GROUND FLOOR

Also on the ground floor is a cinema room, a gym, an elegant lounge, and a convenient downstairs washroom offering flexible spaces for relaxation, work, and play.





FIRST FLOOR

Upstairs, the first floor boasts three generously sized bedrooms, including the luxurious principal suite, complemented by a beautifully finished family bathroom.













SECOND FLOOR

The second floor offers four further bedrooms, two with ensuite, and a family bathroom.



THIRD FLOOR

While the top floor includes two more bedrooms—perfect for a growing family or live-in staff. Five of the bedrooms benefit from private en-suite bathrooms, all styled to an exceptional standard



ANNEX



OUTSIDE

The property boasts extensive landscaped gardens, offering a perfect blend of open green space and mature trees for both relaxation and recreation. The expansive lawn stretches out from the rear of the home, creating a serene setting for family gatherings, outdoor entertaining, or simply enjoying the natural surroundings. Enclosed by established hedges and fencing, the grounds provide excellent privacy and security.

Whether hosting summer parties, setting up play areas, or creating your own landscaped features, this garden offers endless potential. With its combination of generous size, beautifully kept lawns, and leafy borders, it's a true sanctuary that complements the grandeur of the home.







LOCATION

Tucked away in the heart of Warwickshire's rolling countryside, the charming town of Kenilworth offers a lifestyle that's both tranquil and refined. Steeped in history and brimming with character, Kenilworth is best known for its magnificent Kenilworth Castle, a romantic medieval ruin that lends the town a timeless allure — and a daily reminder that you're living somewhere truly special.

Life here moves at just the right pace: slow enough to savour the beauty, fast enough to stay connected.

Wander down The Abbey Fields, where lakes, parklands, and ancient stone walls set the scene for morning walks and peaceful moments. Explore High Street, lined with quaint independent shops, artisan bakeries, and charming tea rooms. From elegant pubs like The Virgins & Castle (one of England's oldest) to sophisticated dining at The Cross — Kenilworth's very own Michelin-starred restaurant — every corner offers something special. This area boasts excellent schools (including highly regarded state and private options), stylish boutiques and delis, ideal for those who appreciate quality in the everyday. An active cultural scene, with theatre, music, and community events keeping the town vibrant year-round. Beyond Kenilworth, the surrounding areas elevate the lifestyle further:

- Warwick & Leamington Spa (just minutes away) offer boutique shopping, spa hotels, and chic cafes.
- Stratford-upon-Avon, the birthplace of Shakespeare, is a short drive for theatre lovers and history buffs alike.
- Cotswold countryside begins within an hour's drive, perfect for weekend escapes, pub lunches, and scenic walks.
- And when the city calls, Coventry City Centre is only 4.2 miles away and London is under an hour by train from nearby Coventry, making Kenilworth an idyllic base for luxury living with capital convenience.

TRANSPORT

Cryfield Grange Road in Coventry is a well-used thoroughfare, giving good access to multiple transport modes, including car, train, bus, walking, and cycle routes.

By Car:

- It connects well to the A429 (Warwick Road) and other major arterial roads, meaning access in and out of the city is relatively straightforward by car.
- Kenilworth and Coventry enjoy strong road connectivity via A-roads and motorways: The A452 links Kenilworth to the M40 motorway and to Coventry, providing a route to London via the motorway network without needing to sluice through too many smaller roads.
- The location of the house has close proximity to the M40, M1, M6 and M5.

Bus:

- There are multiple local bus routes serving Cryfield Grange Road / Warwick Road. Routes such as 16, 49, 18A, 87, X17, U17 among others are mentioned for access via Kenilworth Road.
- Buses are frequent on many of the main routes, particularly for commuting into the city and between suburbs.

Train:

- Direct train services to London Euston from Coventry Station which run frequently—about 4 trains per hour.
- Birmingham International Railway Station – 11.1 miles
- Kenilworth Railway Station 2.9 miles
- Coventry Railway Station 3.8 miles

Walking & Cycling:

There are active projects underway to improve walking and cycling routes, especially along the A429 Coventry Road / Kenilworth Road corridor. Birmingham Airport -11.3 miles
Kenilworth Railway Station

2.9 miles Coventry Railway Station 3.8 miles Coventry City Centre 4.2 miles

SCHOOLING:

University of Warwick

- The University of Warwick is a public research university, located on the outskirts of Coventry, positioned between the West Midlands and Warwickshire.
- In UK rankings, Warwick is consistently among the top 10-12 universities. For instance, it has been ranked *9th* in the UK by the Guardian University Guide 2024.

Primary Schools

- Cannon Park Primary School
- Clinton Primary School
- St John's Primary School and Nursery

Secondary / Sixth Form Schools

- Kenilworth School and Sixth Form
- The Westwood Academy
- Canley
- Finham Park
- King Henry VIII School



Photo credit: Photo by Matthew Pearce

GENERAL INFORMATION

SERVICES:
Mains electricity, water and gas.

TENURE:
Freehold

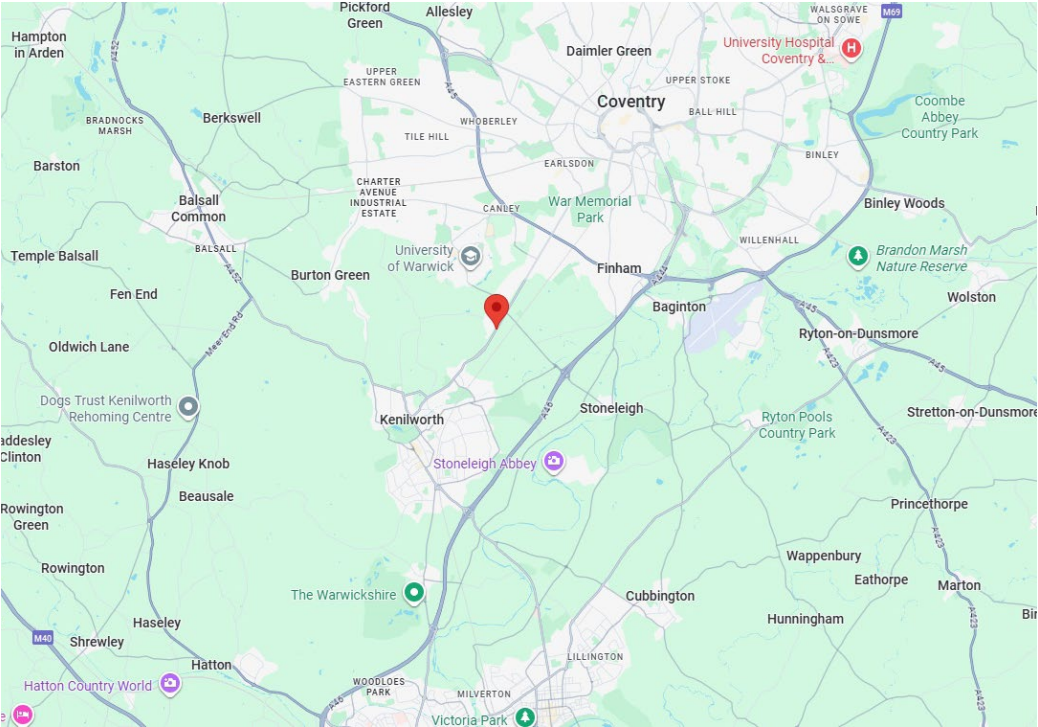
LOCAL AUTHORITY & TAX BAND:
Coventry City Council, Council Tax Band: H

VIEWING ARRANGEMENTS:
Strictly via the vendors sole agents Luxury Property Partners Damion Merry

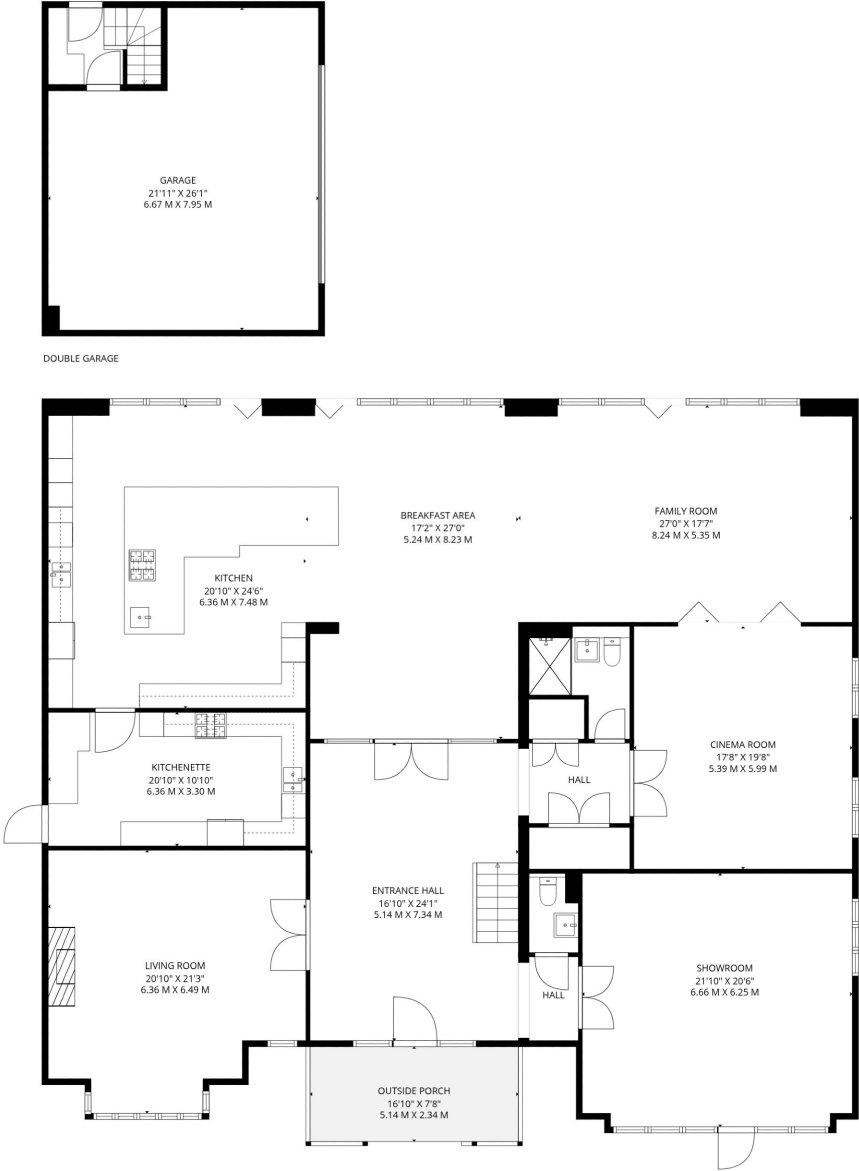
AGENTS NOTES:
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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. For a free valuation, contact the numbers listed on the brochure.

- BULLET POINTS:**
- Exceptional Ten-Bedroom Family Residence
 - Spanning Nearly 10,000 sq ft
 - Control4 Smart Home System
 - Expansive Open-Plan Kitchen with Miele Appliances
 - Cinema room, Gym, and Separate Chef’s Kitchen
 - Five En-Suite Bedrooms & a Beautifully Principal Suite
 - One-Bedroom Annex with Double Garage
 - Landscaped Gardens with Lawn & Entertaining Terrace
 - Freehold | EPC Rating: B
 - Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

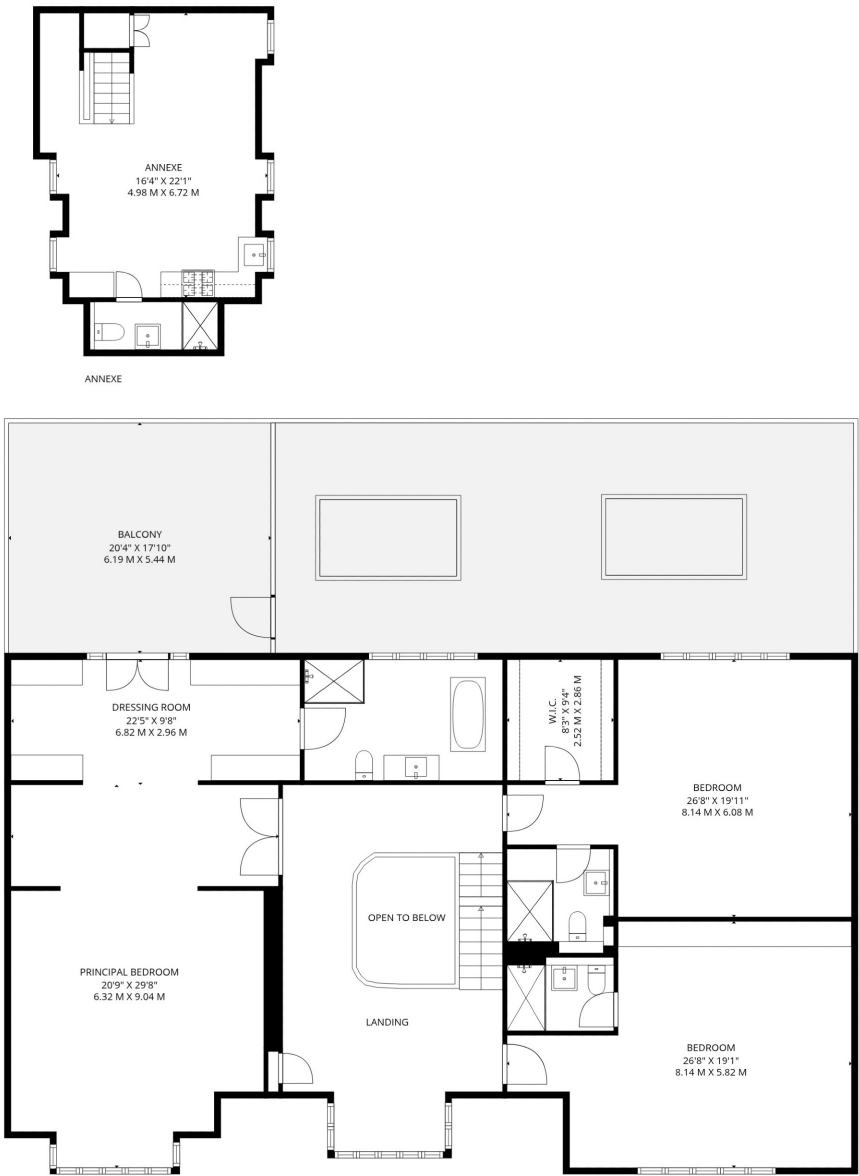


GROSS INTERNAL AREA: 8666 sq ft, 804 m2
LOW CEILINGS & OPEN TO BELOW: 629 sq ft, 57 m2
GARAGE BALCONY & OUTSIDE PORCH: 1803 sq ft, 167 m2

OVERALL TOTALS: 11098 sq ft, 1028 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



FIRST FLOOR



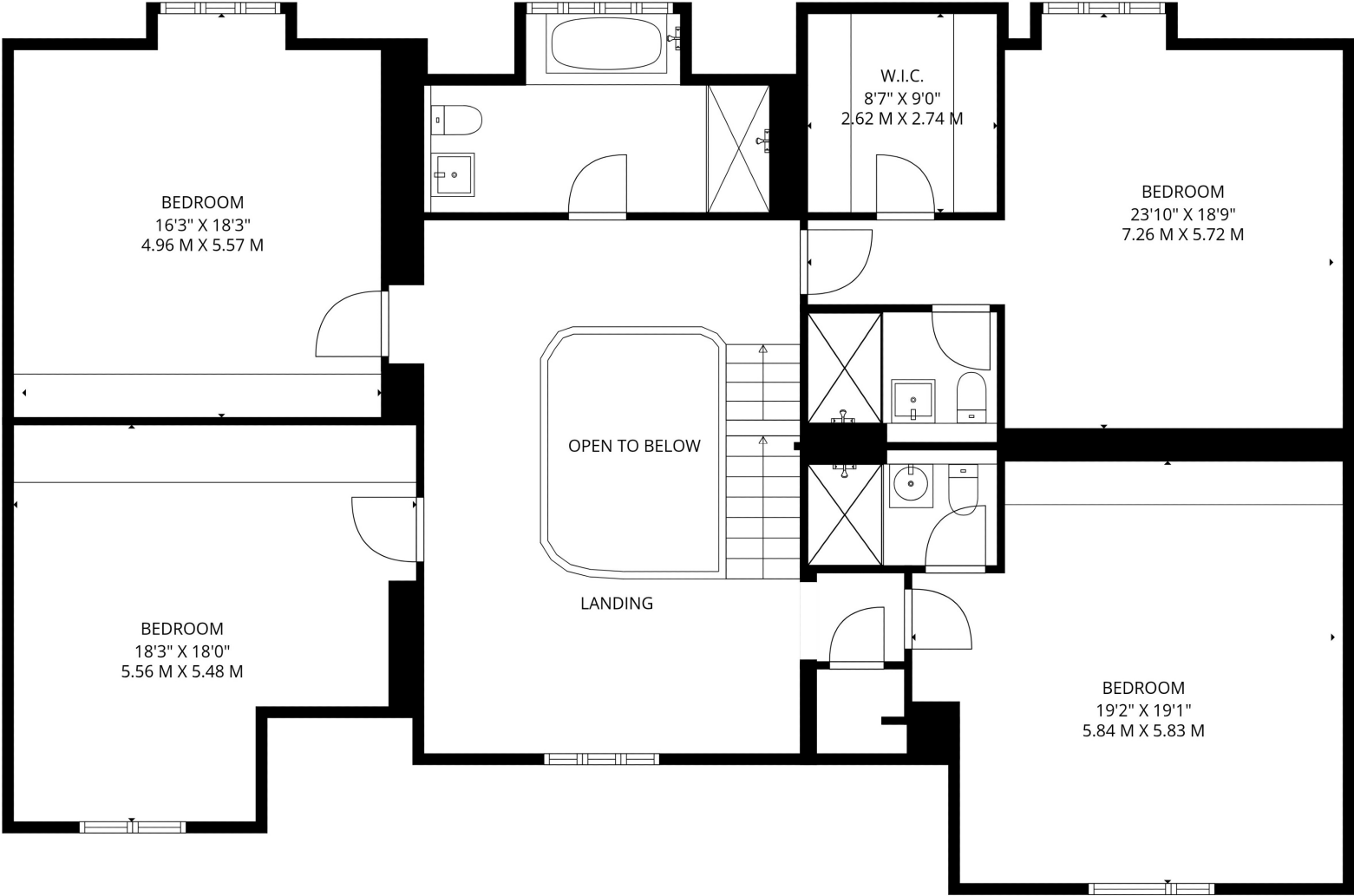
GROSS INTERNAL AREA: 8666 sq ft, 804 m2
LOW CEILINGS & OPEN TO BELOW: 629 sq ft, 57 m2
GARAGE, BALCONY & OUTSIDE PORCH: 997 sq ft, 93 m2

OVERALL TOTALS: 10292 sq ft, 954 m2

ALL SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



SECOND FLOOR



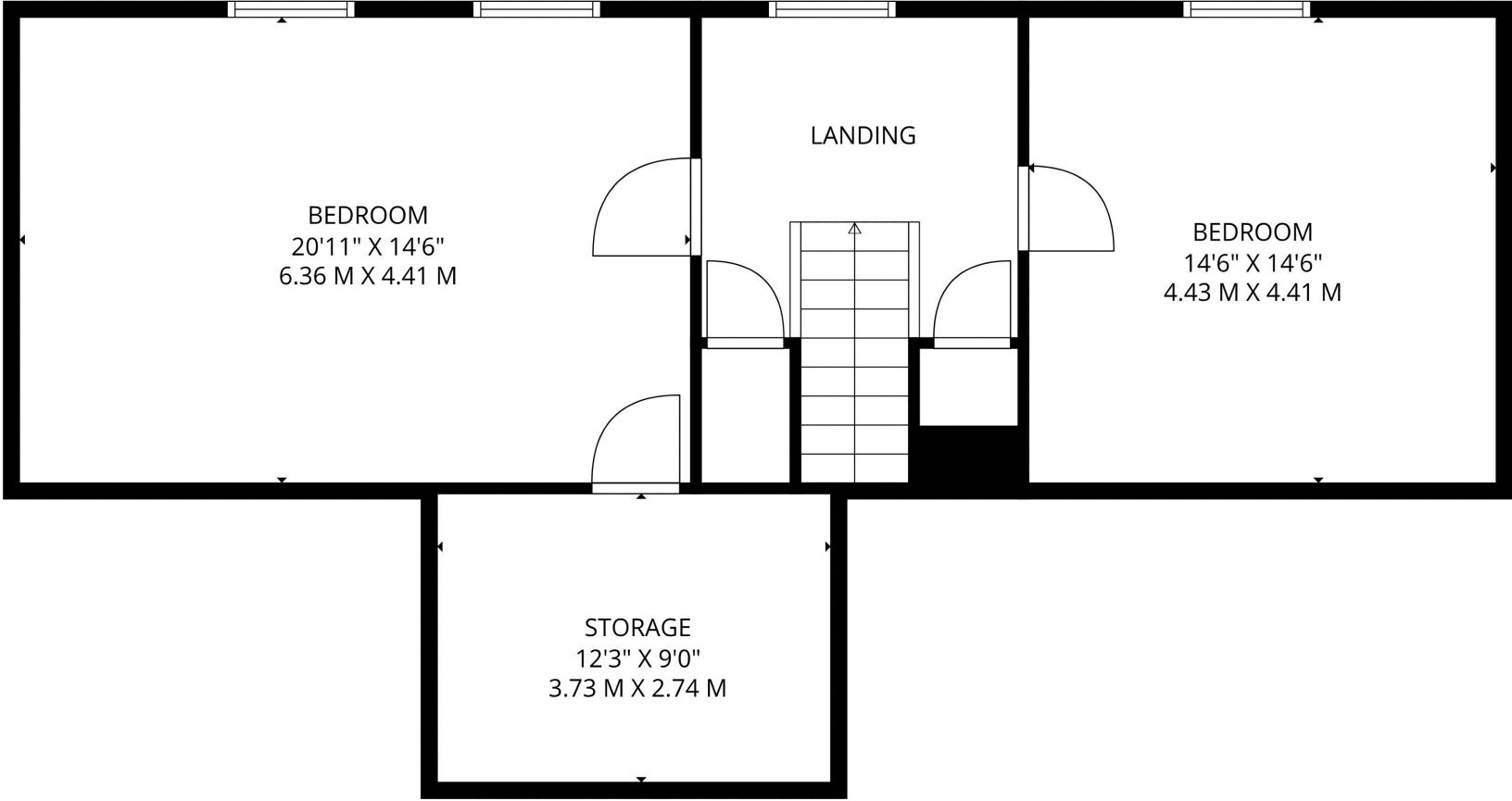
GROSS INTERNAL AREA: 8666 sq ft, 804 m2
LOW CEILINGS & OPEN TO BELOW: 629 sq ft, 57 m2
GARAGE BALCONY & OUTSIDE PORCH: 1803 sq ft, 167 m2

OVERALL TOTALS: 11098 sq ft, 1028 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



THIRD FLOOR



GROSS INTERNAL AREA: 8666 sq ft, 804 m2
LOW CEILINGS & OPEN TO BELOW: 629 sq ft, 57 m2
GARAGE BALCONY & OUTSIDE PORCH: 1803 sq ft, 167 m2

OVERALL TOTALS: 11098 sq ft, 1028 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





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