

**Roselea Bourton Road
Frankton
RUGBY
CV23 9NX**

Offers Over £850,000



- FIVE BEDROOM
- VILLAGE LOCATION
- SPACIOUS KITCHEN/FAMILY ROOM
- LARGE UTILITY ROOM
- DOUBLE OPEN GARAGE WITH WORKSHOP

- DETACHED FAMILY HOME
- TWO ENSUITES AND TWO BATHROOMS
- STUDY AND PLAY ROOM
- BEAUTIFUL LANDSCAPED GARDENS
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

On the edge of the sought-after village of Frankton, this exquisitely remodelled family residence combines contemporary sophistication with timeless rural charm. Meticulously redesigned to an exceptional standard, this home offers versatile, immaculate living spaces and uninterrupted views across gently rolling farmland.

The ground floor welcomes you with a refined sitting room, formal dining area, dedicated study, and a charming playroom. At its heart lies a breathtaking open-plan kitchen, breakfast, and family room—perfectly tailored to modern family living. Practicality is well considered too, with a spacious utility room and a stylish ground-floor shower room.

Upstairs, the principal suite features a luxurious ensuite, while the generously sized guest bedroom also enjoys private ensuite facilities. Three additional bedrooms complete the accommodation, offering ample space for family and guests alike.

Outside, a double open garage with an adjoining workshop provides ideal space for hobbyists or extra storage. The mature, beautifully landscaped gardens are a standout feature—offering a peaceful sanctuary and a picturesque setting for outdoor enjoyment.

Accommodation Comprises

Entry via composite door into:

Reception Hall

Travertine flooring with underfloor heating. Stairs with oak ballustrade rising to a galleried landing. Cloak's cupboard. Understairs storage cupboard. Inset spotlights. Coving to the ceiling. Doors to:

Study

12'5" x 10'6" (3.81m x 3.21m)

Bay window to the front aspect. Radiator. Thermostat control for a separate heating system. Coving to the ceiling.

Sitting Room

25'11" x 11'9" (7.90m x 3.60m)

Windows to the rear, side, and front aspects. Sliding patio doors open to the rear garden. Wood burning stove with contemporary tiling to hearth and surround. Two radiators. Coving to the ceiling.

Play Room

12'5" x 10'5" (3.81m x 3.20m)

Bay window to the front aspect. Radiator. Coving to the ceiling.

Dining Room

19'4" x 11'9" (5.90m x 3.60m)

Window overlooking the rear garden. Travertine flooring with underfloor heating. Inset spotlights. Walkway thorough to:

Kitchen / Breakfast / Family Room

Travertine flooring with underfloor heating.

Kitchen Area

19'4" x 11'9" (5.91m x 3.60m)

Fitted with a wide range of base and eye-level units with quartz worktops. One and a half bowl stainless steel sink unit with mixer tap over. Quartz splashbacks. Central island with further base units and breakfast bar seating area. Built-in appliances to include a gas hob with extractor hood over, a built-in double oven, a built-in microwave, and a built-in dishwasher. Inset spotlights. Coving to the ceiling. Fridge/freezer space. Door to the pantry cupboard. Stable door to the utility room.

Conservatory Area

18'7" x 8'2" (5.68m x 2.50m)

Windows to two elevations. Doors to the rear garden. Glass roof.

Utility Room

14'8" x 10'9" (4.49m x 3.29m)

Further range of base and eye-level units with roll work tops. Stainless steel sink unit with mixer tap over. Space and plumbing for a washing machine and tumble dryer. Storage cupboard. Travertine flooring with underfloor heating. Window to the front aspect. Side door.

Ground Floor Shower Room

With suite to comprise: a shower cubicle with mixer shower, a wash hand basin with vanity unit, and a low-level w.c. Travertine flooring with underfloor heating. Inset spotlights. Extractor fan. Frosted window to front elevation.

First Floor Landing

Galleried landing with oak ballustrade. Picture window with views over farmland. Coving to the ceiling. Inset spotlights. Cupboard housing central heating boiler, hot water system, and slatted linen shelving.

Principle Bedroom

18'4" x 13'5" (5.61m x 4.09m)

Two windows to the front aspect. Further window to the side aspect. Two built-in double wardrobes. Two radiators. Coving to the ceiling. Door to the ensuite.

Ensuite Bathroom

11'5" x 9'2" (3.49m x 2.80m)

Panelled bath with central tap, twin wash hand basins with vanity unit under. Close-coupled w.c. Walk-in shower with a rainfall shower head. Two LED-lit mirrors. Shaver point. Inset spotlights. Tiled floor. Tiled walls. Chrome radiator. Storage cupboard.

Bedroom Two

13'1" x 11'9" (4.01m x 3.60m)

Window overlooking the rear garden. Built in wardrobe. Radiator. Coving to ceiling. Door to:

Ensuite Shower Room

Shower cubicle with mixer shower. Low-level w.c. Wash hand basin with a vanity unit under. Inset spotlights. Extractor fan. Frosted window to rear elevation. Tiled floor. Tiled walls.

Bedroom Three

13'8" x 11'9" (4.19m x 3.60m)

Window to rear. Radiator.

Bedroom Four

11'9" x 10'6" (3.60m x 3.21m)

Window to rear. Radiator.

Bedroom Five

10'9" x 10'6" (3.29m x 3.21m)

Window to front. Radiator.

Family Bathroom

Panelled bath with mixer shower and shower screen. Wash hand basin with vanity unit. Close-coupled w.c. Tiled floor. Tiled walls. Inset spotlights. Extractor fan. LED-lit mirror. Electric shaver point.

Front Garden

Double wooden gates open to a gravel driveway, which leads to an open garage. Area laid to lawn with maturing flower and shrub borders. External lighting. Pathway to the entrance. Evergreen hedgerow.

Open Double Garage

17'1" x 16'10" (5.22m x 5.15m)

Power and light are connected.

Workshop

16'10" x 7'0" (5.15m x 2.15m)

Power and lighting. Base and eye level units. Work surface space. Twin upvc doors to the garden.

Rear Garden

Mainly laid to lawn with maturing flower and shrub borders. Block paved patio and seating areas. Maturing laurel evergreen hedges and trees. Side pedestrian access to both sides of the property. Log store area. Bin area.

Agents Note

Council Tax Band: E

Energy Efficiency Rating: C







GROUND FLOOR
1530 sq.ft. (142.2 sq.m.) approx.



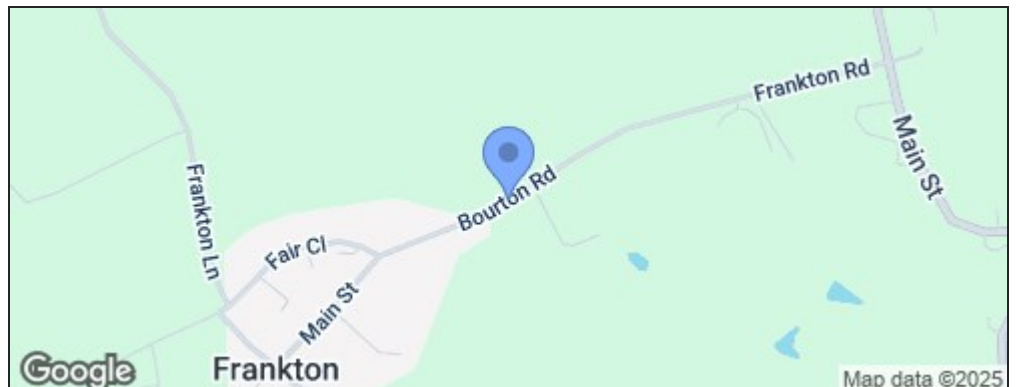
1ST FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA : 2787 sq.ft. (258.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.