

**The Old Post Office Main Street  
Frankton  
RUGBY  
CV23 9NY  
£685,000**



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **SOLAR PANELS AND NEW HEATING SYSTEM**
- **UTILITY ROOM AND GROUND FLOOR W.C.**
- **HOME OFFICE WITH UNDERFLOOR HEATING**
- **FREE SCHOOL BUS SERVICE TO CATCHMENT AREA SCHOOLS**
- **RECENTLY REROOFED, REWIRED, AND REINSULATED**
- **TWO SPACIOUS RECEPTION ROOMS AND FITTED KITCHEN**
- **LANDSCAPED REAR GARDEN WITH PATIO**
- **OFF ROAD PARKING AND ELECTRIC CAR CHARGING POINT**
- **ENERGY EFFICIENCY RATING D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to The Old Post Office – A Perfect Family Retreat in the Heart of Frankton

Nestled in the sought-after village of Frankton, The Old Post Office is a charming four-bedroom detached home designed with family living in mind. From spacious interiors to practical touches, this property offers the ideal blend of comfort, convenience and countryside charm.

Inside, you'll find two generous reception rooms perfect for family gatherings and quiet evenings alike, a well-equipped fitted kitchen, a handy utility room, and a ground floor W.C. Upstairs, four well-proportioned bedrooms provide ample space for growing families, complemented by a stylish family bathroom and an additional shower room for busy mornings.

The home has been thoughtfully upgraded throughout, including a new roof, rewiring, and wall insulation — ensuring warmth, safety, and long-term peace of mind. It also benefits from solar panels and a brand-new boiler and heating system, offering energy efficiency and reduced running costs.

Outside, the private rear garden is a true haven—with a spacious patio and seating area ideal for summer barbecues, playtime, or simply relaxing in the fresh air. The garden has been landscaped to create a tranquil and low-maintenance outdoor space. A separate, purpose-built office with underfloor heating offers a peaceful zone for remote working or homework sessions. To the front, there's off-road parking for two vehicles and an electric car charging point.

### **The Village**

Frankton is a picturesque Warwickshire village just 6 miles from Rugby and 7 miles from Leamington Spa. It's home to a welcoming community and family-friendly amenities including Saint Nicholas parish church, a preschool nursery, a village hall, and the aptly named "The Friendly Inn" pub.

Families will appreciate the excellent choice of schools nearby, from Rugby School and Princethorpe College to respected state options including Southam College and Bilton Grange. School bus services run from the village, with free transport available to schools within the catchment area — making daily routines simpler and more cost-effective. Commuting is a breeze, with easy access to the M45 and wider motorway network, plus direct rail links from Rugby to Birmingham and London Euston.

### **Accommodation Comprises**

Entry via composite part glazed front entrance door with opaque glazed side panel into:

#### **Entrance Hall**

Stairs rising to the first floor landing. Understairs storage with solar panel controls and two 7.5 kW batteries. Connecting doors through to:

#### **Family Room**

Bay window to front aspect. Opening through to play area. Two radiators. Internal window. Timber glazed door through to kitchen. Timber glazed door through to utility area.

#### **Utility Area**

With wall mounted boiler. Space and plumbing for a washing machine and tumble dryer. Door to downstairs w.c. Glazed composite door opening to side.

#### **Downstairs W.C.**

Low level w.c. Wall mounted wash hand basin with tiled splashback. Opaque window to side elevation.

## **Kitchen**

Fitted with a range of base and wall mounted units with roll top work surface space, incorporating a stainless steel sink and drainer unit with mixer tap over. Coordinated part tiled walls. Integrated induction hob with extractor over. Integrated double oven. Space for an American-style fridge/freezer. Space and plumbing for a dishwasher. Inset downlights. Window to rear aspect. Connecting door to lounge/dining room.

## **Lounge / Dining Room**

An 'L' shaped room. Bay window to front aspect. Sliding patio doors to the rear aspect. Window to rear aspect. Three radiators.

## **First Floor Landing**

Access to loft space. Radiator. Opaque window to side aspect.

## **Bedroom One**

Two windows to front aspect. Radiator. A range of "Fitright" bedroom furniture includes a built-in triple wardrobe with sliding doors, fitted dressing table, drawers, and storage cupboards.

## **Bedroom Two**

Window to front aspect. Radiator. Built in "Fitright" double wardrobe with glass doors.

## **Bedroom Three**

Window to rear aspect. Radiator. Built in double wardrobe with sliding doors. Built in desk area.

## **Bedroom Four**

Window to rear aspect. Radiator. Built in storage to include double wardrobe. Storage cupboard and desk.

## **Family Bathroom**

Panelled bath with telephone shower attachment, pedestal wash hand basin, and low level w.c. Fully tiled walls. Heated towel rail. Extractor. Storage cupboard. Skylight window.

## **Shower Room**

Large shower enclosure with electric shower, coordinated tiling. Extractor. Opaque window to side aspect.

## **Front Garden**

Off road parking for two vehicles. EV charging point. Steps lead up to a lawn area and a pathway to the entrance. Hedgerows to boundaries. Block paved pathway to rear garden. Steps up to front door.

## **Rear Garden**

Mainly laid to lawn with large patio area adjacent to the property. Timber fencing to boundaries. Timber shed. Greenhouse.

## **Home Office**

Purpose built office with multiple windows. Insulation. Recessed downlights. Underfloor heating with nest control, and fire alarm. To the rear of the office is a covered garden store.

## **Agents Note**

Council Tax Band: F

Energy Efficiency Rating: D





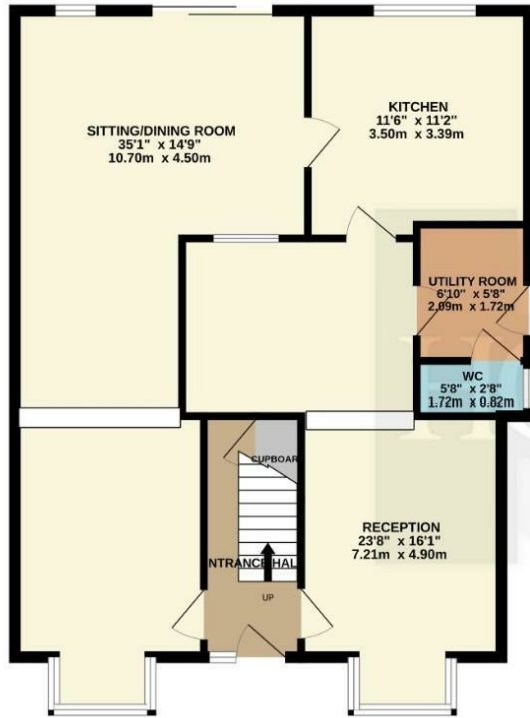




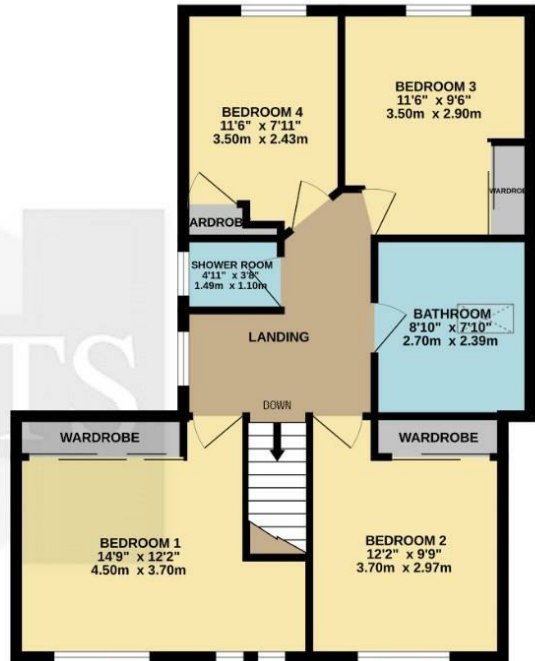




GROUND FLOOR  
850 sq.ft. (78.9 sq.m.) approx.




1ST FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1502 sq.ft. (139.6 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) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



## Disclaimer

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 firms employment has the authority to make or give any representation or warranty in respect of the property.