



Orchard House  
42 The Crescent | Brinklow | Rugby | Warwickshire | CV23 0LR

# ORCHARD HOUSE



*Originally built in 1913, this very attractive five-bedroom detached family home enjoys a sought-after location on the edge of the pretty village of Brinklow.*



# KEY FEATURES

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A stunning and vastly improved detached home situated in one of Rugby's most desirable locations. Originally built in 1913 by a renowned local builder, "Orchard House" has been sympathetically extended to include spacious and modern living accommodation. The property retains a wealth of original features and boasts beautiful feature fireplaces, flagstones in the hallway (believed to be salvaged from nearby Coombe Abbey), original stained glass entrance door and timber internal doors, coricing, picture rails and traditional skirtings. The two-storey extension to the rear was finished in 2013 and a 65 sqm kitchen/family room with 7m of Schueco aluminum bi-folding doors that open onto the garden has been created. On the first floor the extension has provided a spacious main bedroom with Juliet balcony, an en-suite, and a dressing room. Recent improvements include installation of a Systemline audio visual system with 10 ceiling mounted speakers that allow audio from a variety of sources to play throughout the new part of the house. The vendor has advised that fast fibre optic broadband is also currently installed.

## Ground Floor

You enter via a covered porch with Minton tiled floor. Original door with stained glass, leaded panels and surrounding windows leading into the entrance hallway where you will find stunning Flagstone flooring and original doors leading to the Sitting Room, Office, Shower Room and Kitchen/Family Room.

The Sitting Room has a wonderful bay window to front aspect, picture rail and original wooden flooring. The fireplace has a decorative arch surround and to either side walls there are original timber cupboards. Further double-glazed windows to the front and rear.

Opposite, you will approach the Office, which also has a double-glazed bay window to front aspect, original fireplace with decorative surround, there are also cupboards and shelving to alcoves, picture rail, original wooden flooring, and a wall mounted radiator.

The Shower Room is fitted with a recessed, fully tiled, shower cubicle with electric mixer shower, accompanied by a low flush WC, vanity unit with hand wash basin, mixer tap and upstand, chrome ladder radiator and tiled floor.





# SELLER INSIGHT

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“There were a whole range of things that attracted us to the property when we happened upon it fourteen years ago; for us it ticked just about all the boxes,” says the owner. “Its peaceful village location is just wonderful, and we have facilities such as a village shop and Post Office, a fantastic local farm shop, three pubs and an award-winning deli all within easy reach, and there are some excellent schools in the local area so it’s a great place to raise a family. We’re also surrounded by mile upon mile of stunning open countryside with many walking and cycling routes to enjoy right from our front door. In short, it’s a place that has afforded us a fantastic quality of life.”

“In terms of the house itself, its imposing double-fronted Edwardian façade is hugely appealing, as is the gorgeous south-east facing garden, and inside original features such as beautiful fireplaces and flagstones dating back hundreds of years – which we believe came from Coombe Abby – combine to give it real character and charm. The house wasn’t in need of renovation when we bought it, but we had a vision of how we could further develop the property to meet our lifestyle desires, and over time we’ve made some quite significant changes. We began by converting the loft to give us an additional bedroom and designated office space. However, major renovation work did not begin until 2012 when we added a large two-storey extension to the rear of the property. It’s given us an amazing open-plan kitchen, dining and living space with just over seven meters of floor-to-ceiling bi-fold doors, and we were also able to create a really luxurious master suite with a Juliet balcony, walk-in wardrobe and en-suite bathroom. The house now has the perfect mix of original and traditional features, and it’s a wonderfully spacious family home, ideal for modern living.”

“The garden, which originally had quite a slope, has been tiered to ensure greater usability and to create a perfect place to enjoy outdoor living and the last of the evening sun. We love spending time outside, it’s such a peaceful place for reading, relaxing and listening to the birds, and when our children were younger there was ample space for a trampoline, swings and football goals. It’s a very family-friendly garden and really easy to maintain, and crucially, during the summer months it gets the sun all day long!”





*"The heart of the home is definitely the expansive kitchen/living space. With a growing family it's a wonderful place to cook, eat, enjoy leisure time and just 'be' in the same space together. The master suite with its Juliet balcony is also fabulous – the captivating view of the orchard and paddock to the rear of the property is a pleasure to wake up to every day, no matter what the weather."*

*"It's joyous to be able to access a variety of canal and country walks from our doorstep. Brinklow is a place of historical relevance and beauty – and a firm favourite with cyclists and walkers. It really has been an honour to live in such a stunning location."*

*"Both the house and garden are exceptionally conducive to entertaining. We had our daughter's 1st birthday, my father's 60th and we finished our renovations just in time for my husband's 40th birthday celebration, which was a really memorable day. We had a string quartet in the garden, a live DJ and over eighty guests! This really is a GREAT house for a party!"*

*"What will we miss? Everything," says the owner. "We've created a wonderful family home in a fantastic area and we will be very sad to leave. However, future adventures call us, our children are getting older and flying the nest so we feel it's time to allow a new family to love it and enjoy it, just as we have."\**

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





At the rear of the house, you will find an extremely impressive and beautiful, modern light and airy Kitchen/Diner, with state-of-the-art appliances and plenty of space for entertaining and dining. A modern range of bespoke matt white base and eye level kitchen units with Hettich hinges and fixings are complemented by black mottled granite work surfaces. There is a matching central island with Franke inset 1.5 bowl sink and drainer unit, Insinkerator boiling water tap and Franke waste disposal unit. The central island also has a breakfast bar with seating for five people and an integrated Bosch dishwasher.

In addition, the Kitchen area has built-in Siemens appliances to include; self-cleaning oven, steam oven, self-cleaning microwave/grill combi oven, warming drawer, coffee machine and induction hob. The Elica motorised popup extractor hood is operated via a remote control. Under unit LED lighting complements the kitchen area and there is additional space for a wine fridge.

The family/dining area has a recessed fireplace containing Morso wood burner stove sat on a slate hearth with timber beam, space for a 3m long dining table, a television point, and media points. There is a feature LED back-lit false wall behind the seating area which is mirrored by the LED lit suspended ceiling above the kitchen island.

The kitchen/family area also benefits from having wiring for a 5:1 cinema surround system, two control panels for the A/V system, six ceiling mounted speakers, an iPod dock, dimmable lighting and piped underfloor heating along with vinyl flooring. This room boasts full height bifolding glass doors which open right across the rear leading out to the patio.

The Kitchen has access to the Utility Room, which provides a double-glazed window and door to side. The Utility has matt white eye-level base units housing a Belfast sink with granite work surfaces matching the kitchen. It has space and plumbing for a washing machine and separate tumble dryer and built-in storage cupboard with consumer unit.







### First Floor

The first-floor landing has a double-glazed window to the front, Stairs rising to second floor with a timber balustrade, under stairs space and original doors off to bedrooms and bathroom.

The main bedroom has double-glazed doors with a glass Juliet balcony to the rear overlooking the garden and paddock beyond. There is also a window to the side, contemporary radiator with full length mirror, television point, control panel for Audiovisual system, two ceiling mounted speakers and a smoked glass door leading through to the ensuite and dressing room.

The ensuite is fitted with Duravit sanitary ware to include walk in shower, twin sinks, low flush WC, panel bath, Duravit "Ketho" bathroom furniture includes a vanity sink unit with further drawers and storage cupboards. It has underfloor heating, LED lighting, electric shaver point, tiled slate floor, and fully tiled walls. There are two obscure double-glazed windows to rear aspect, a control panel for the Audiovisual system, ceiling mounted speakers and a smoked glass door to dressing room.

The dressing room has Hammonds fitted shelving and hanging space, ceiling mounted speaker and access to eaves storage.

Bedroom two has a double-glazed bay window to front, feature fireplace a further double-glazed window to front and rear, built in wardrobes, television point and a radiator.

Bedroom three has a double-glazed bay window to the front, feature fireplace, built in wardrobe, television point, radiator and a vanity inset sink unit.

Bedroom four has a double-glazed window to the rear, built-in wardrobes with sliding doors, radiator, television point, dimmable LED lights and a door to ensuite. This is a three piece which consists of corner shower cubicle, low flush WC, and a wall mounted hand wash basin. It also has an electric shaver point, wall mounted towel radiator, electric underfloor heating and a double-glazed obscure window to the side.

The family bathroom is also located on the first floor, which consists of a four-piece suite consisting of a corner shower cubicle, low level WC, hand basin with vanity unit above and a bath. It has an obscure window to the side and a chrome towel rail.









## Second Floor

Bedroom five is an open plan bedroom with living area, it has two Velux windows, two television points, doors leading to eaves storage space, controller unit for the Systemline Audiovisual system, main sky box with HDMI cables to kitchen and main bedroom TVs.





# KEY FEATURES

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## Outside

To the front of the property there is a laid-to-lawn area with hedging. The paved driveway provides off-road parking for up to three cars and leads to the front storage area.

The tiered rear garden has timber sleeper retaining walls and steps up to a lawn area. There are various plants, flowers, and shrub borders. Further steps lead up to a second terrace which has been designed to capture the evening sun, along with a hard-standing area for an office or summer house, with water and electricity connection established if further living space is needed. Adjacent to the property is a large slate patio area with a door off to the store and gymnasium. The garden overlooks a paddock owned by a neighbour which periodically contains a rare breed of sheep, chickens, hens and even former racehorses!





# LOCATION

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The property is situated within one of the counties larger and sought-after villages of Brinklow. The village offers a playgroup, a private nursery school and a primary school. There is a choice of three public houses, The Bull's Head, The Raven and The White Lion Inn. There is a busy village post office and newsagents providing some day-to-day groceries, plus a popular Delicatessen. There is an attractive 13th century C of E Church, a Methodist Chapel and a church hall, along with a Chinese takeaway, a Doctors surgery with dispensary and even a fish and chip shop! Brinklow is well situated for Rugby (7 miles), Coventry (7 miles), and Royal Leamington Spa (10 miles) where there is a further extensive range of shopping available. There are railway links to London and Birmingham from Leamington, Coventry and Rugby, with a Virgin service arriving in Euston in well under an hour from Rugby.





# INFORMATION

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## Services

Mains water and sewerage, gas, electricity, telephone and broadband are all connected.

## Local Authority

Rugby Borough Council  
Council Tax Band G .

## Viewing Arrangements

Strictly by the vendors sole agent Graham lee – Branch Partner on 0777 337 2667 or (01788) 820041.



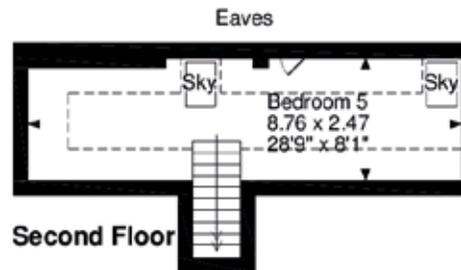
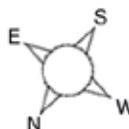
**Orchard House, The Crescent Brinklow, Rugby**

Approximate Gross Internal Area

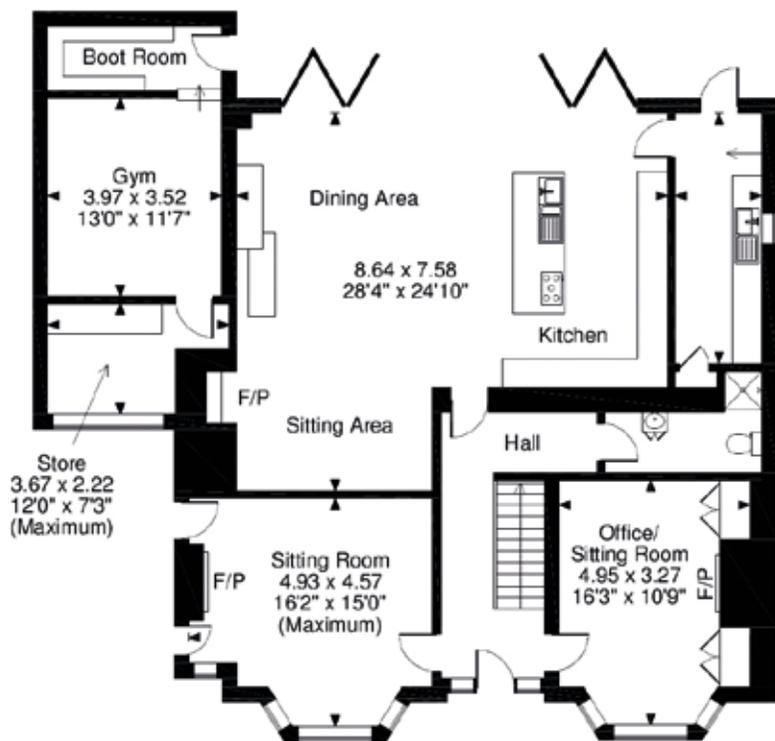
Main House = 2762 Sq Ft/257 Sq M

Gym & Store = 283 Sq Ft/26 Sq M

Total = 3045 Sq Ft/283 Sq M



**Second Floor**



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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# FINE & COUNTRY

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