



1 B Bawnmore Park
Bilton | Rugby | CV22 6JW

FINE & COUNTRY

1 B BAWNMORE PARK

Offering over 3000 sq ft of accommodation and designed and built to reduce its environmental impact this beautifully presented 5 bedroom house provides modern stylish accommodation and easy access to excellent local schools, shops and Rugby station for those needing to commute.



Bawnmore Park is an exclusive enclave set back from Bawnmore Road in Bilton. Situated down a private drive No. 1B is positioned in a sought after location having a private frontage with ample parking and an established, landscaped south-west facing rear garden.

This stylish and beautifully presented property is offered for sale in excellent condition with no onward chain.



KEY FEATURES

Ground Floor Accommodation

On entering this impressive home one of the first things you experience is the sense of natural light flooding in. The attractive staircase with inset lighting and glass panels rises to the first and second floors and oak and glazed doors lead into the main reception rooms and kitchen/living area. The useful downstairs shower/cloak room comprises a white suite with walk in shower cubicle, wash basin, low level WC and travertine tiling throughout. A large walk in cupboard provides good storage for coats and shoes and an attractive wooden floor flows through the hallway and continues into the well-proportioned and light study/home office. Having become more essential over the last few months this room could easily accommodate 2 desks and has been thoughtfully designed with two windows to the front and a generous selection of built in furniture.

The delightful sitting room is positioned at the front of the property and has a large picture window and plenty of choice when deciding where to place the furniture having underfloor heating which continues throughout the ground and first floors.

To the rear of the property overlooking the landscaped south facing garden is the 35feet open plan kitchen, dining and living area. Beautifully designed the kitchen offers high gloss units with granite work surfaces and mood lighting. The kitchen is fitted with Neff 5 ring induction hob with extractor, double ovens and combination microwave together with Fisher and Paykel double drawer dishwasher and fridge freezer. There is also a built in wine cooler and a large central island with seating area, housing the integrated sink with the ever popular Quooker tap.

There are three individual sets of doors and ceramic floor tiles flow from the kitchen through to space for a dining table with engineered wooden flooring complimenting the living area. This delightful space can easily accommodate two sofas and coffee table (as it does now) and has a contemporary log burner and stylish shelving units. This truly is a lovely space to spend time relaxing, cooking or just enjoying being together.

From the kitchen there is an inner hall with a useful pantry cupboard and a door to a plant room which houses the hot water cylinder, CAT6 cabling system, underfloor heating manifolds and the heat recovery system. The inner hall opens out to a utility area which has white high gloss units, fitted shelves plumbing for a washing machine and tumble dryer and doors to the garden and integral garage.



SELLER INSIGHT

“We had previously downsized and moved to a property that wasn't really working for us, so we started the search for a new home in an area from where we could easily travel to spend time with our family. We were lucky to come across this property which was in the process of being built and we really liked the environmentally friendly principle, as well as the open and airy design,” say the current owners.

“We've lived here since 2015 and the location has been fantastic. We're in a central location where we can easily walk to the shops and amenities, or for something a little different, we often pop over to Bilton village which has a good choice of quirky shops and cafes. There is a good sense of community here with most of the events centred around the village hall and the schools are excellent which is ideal for families. I'm a member of the local bridge club and there are plenty of golf courses in the surrounding area where we like to play. The fantastic links to motorways and major roads has been really useful for us as we can easily visit our family.”

“The garden really comes into its own in the warmer months and we spend a huge amount of time outdoors in the summer. It's perfect for relaxing and entertaining as it's incredibly quiet, safe, and fully enclosed. We've enjoyed many BBQs with friends and family on the patio area and our grandchildren love to play on the lawn. We're surrounded by wonderful greenery, so there's always plenty of wildlife to look out for.”

“Without a shadow of a doubt, our favourite room is the kitchen and living area. We spend the majority of our time in here! We changed the original kitchen to create an ergonomic workspace with everything in the right place and plenty of storage. It's worked incredibly well for us. Huge windows overlook the garden and doors open out to the patio, so it's always light and airy. It's great for entertaining too as we can just open the doors out to the patio to create an even bigger space for our guests,” conclude the current owners.

*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.







— THE —
Laundry Room
SORTING LIFE OUT
ONE LOAD AT A TIME



KEY FEATURES

First Floor Accommodation

The landing is bathed in natural light from the vaulted atrium and large windows, there is a glazed door that leads to a galleried landing which overlooks the dining area, stairs continue to the second floor and doors lead off to bedrooms one, two and three. Bedroom one has a large floor to ceiling window to the front, a range of built in wardrobes and a door that leads to the ensuite shower room which has Travertine tiles, walk in shower cubicle, enclosed WC, heated chrome towel rail and wash basin. To the rear of the bedroom is a glazed door that leads to a private balcony which affords views of the garden. Across the landing is bedroom three with two windows to the front and a built in wardrobe whilst bedroom two has views of the rear garden and has an ensuite which has Travertine tiling, walk in shower, wash basin and low level WC. On the landing there is a linen store with underfloor heating manifolds and there is also a further door leading to the family bathroom which is fitted with a white suite, contemporary tiling, heated chrome towel rail, low level WC, fitted bath and wash basin.









KEY FEATURES

Second floor Accommodation

The second floor landing has a vaulted ceiling with large windows and door that leads to an impressive covered balcony providing a panoramic view of the rear garden. The present owners have made good use of the space with impressive storage facilities built into the eaves and there are oak doors that lead off to bedrooms four and five and the second floor shower room which is fitted with a walk in shower, wash basin and WC. Bedroom five has two Velux roof windows and electric smart radiators and across the landing is bedroom four which is currently used as a second floor sitting room. This has Velux roof windows to the front and rear, built in eaves storage space, provision for a flat screen television and electric smart radiator.





Rear Garden

The rear garden has been beautifully landscaped and offers the enviable position of being south facing. There is small side terrace and sandstone patio which then continues round the entire rear elevation, there is a step up onto a large terrace lawn with a variety of well-shaped and well stocked flower borders which have been planted with a variety of shrubs including pretty hydrangeas and climbing clematis. There is panelled fencing to three sides and a summer house with power. The garden also benefits from outside lighting and an outside tap.

Frontage

To the front of the property there is a large block paved drive providing parking for several vehicles. An integral garage with automatic up and over door houses the electrical consumer unit and a wall mounted central heating boiler. There is a side gate and low maintenance flower borders. There is a shared driveway leading to the property and attractive outside lighting with charming canopy over the front door.

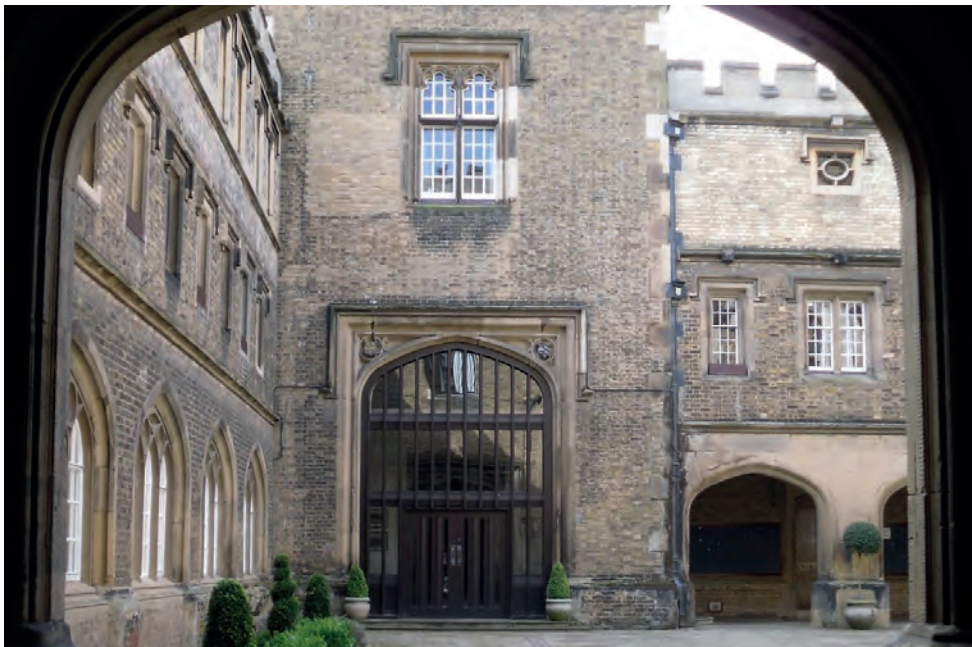


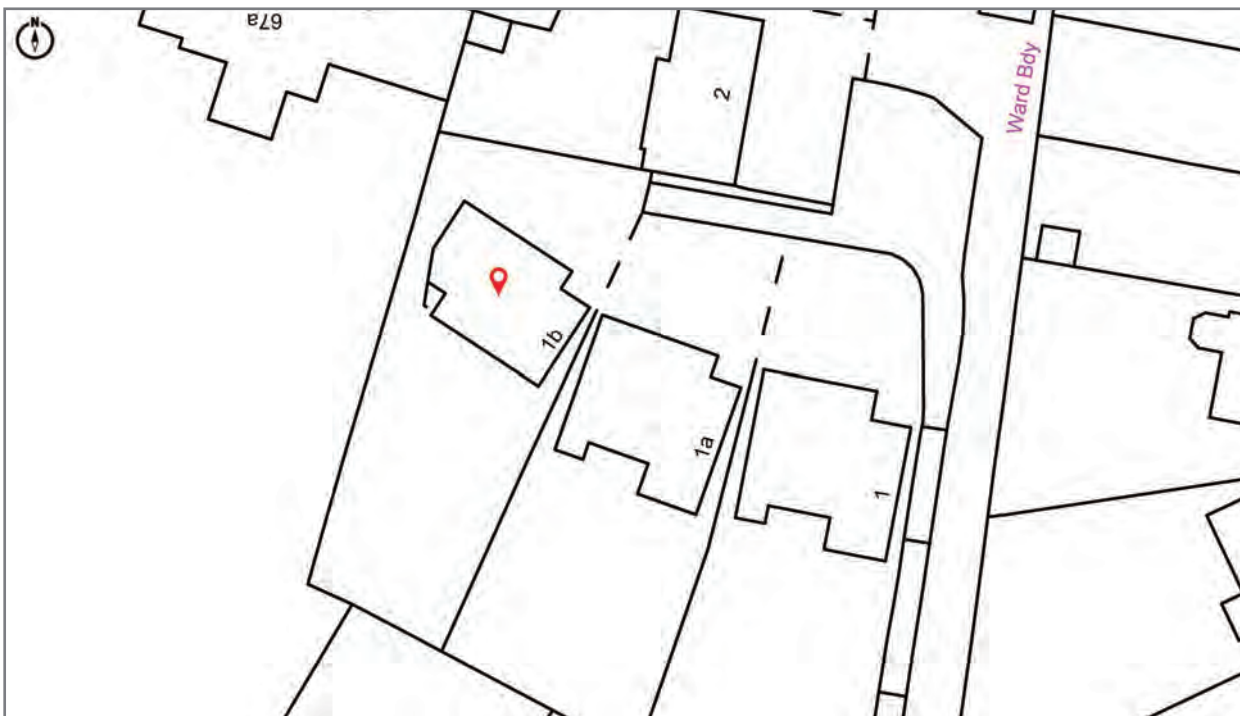




LOCATION

The property is situated in a secluded area of Bilton approximately 1.5 miles from Rugby town centre. There are a range of shops and local amenities within walking distance and Rugby train station, where trains convey London commuters to Euston in less than 50 minutes is less than 2 miles away. The property offers easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding areas including Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, Crescent school, King Henrys & Bablake in Coventry and the world-renowned Rugby School.





INFORMATION

Additional Information:

The property has been built to Passivhaus Design Principles and incorporated the following features:

- massive insulation (average depth 300mm)
- triple glazing with insulated frames
- fantastic airtightness levels (must score better than 0.6 air changes per hour)
- mechanical ventilation with heat recovery (MVHR) provides constant fresh air and retain heat inside the house
- Uses considerably less energy to heat than an average home
- Optimises heat from the sun
- 20 times more airtight than a standard build

In addition there is CAT6 cabling throughout, provision for PV or solar panels and CCTV.

Services.

Mains water, electricity, drainage, gas, Virgin Media superfast broadband.

Local Authority.

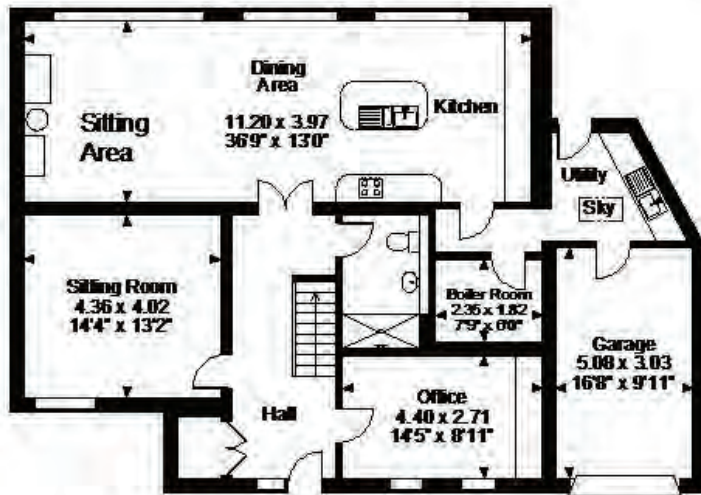
Rugby Borough Council.
Telephone (01788) 533533.
Council tax band 'G'.

Viewing Arrangements.

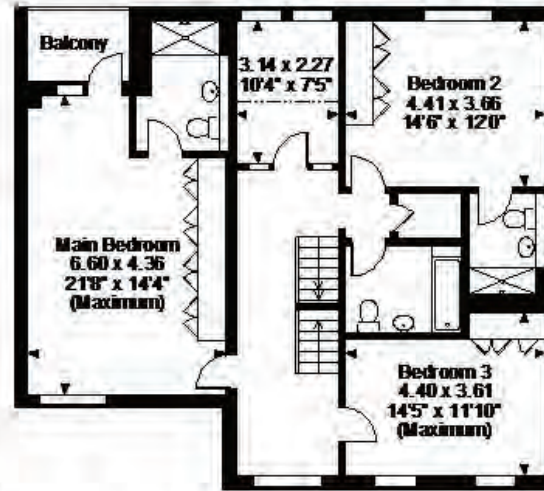
Strictly via the vendors sole agents Fine & Country on (01788) 820062.



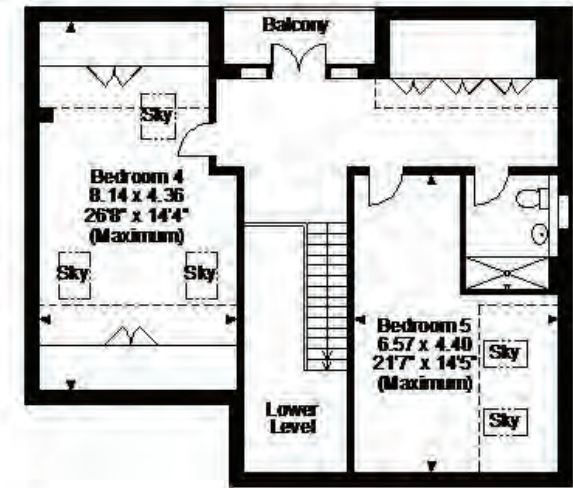
Bawmmore Park, Rugby
Approximate Gross Internal Area
Main House = 2968 Sq Ft/276 Sq M
Garage = 166 Sq Ft/15 Sq M
Balcony external area = 81 Sq Ft/8 Sq M
Total = 3134 Sq Ft/291 Sq M



Ground Floor



First Floor



Second 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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THE FINE & COUNTRY
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