



Wren House  
Wren Court | Birdingbury | Rugby | Warwickshire | CV23 8EW

# STEP INSIDE

## Wren House

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Nestled within the picturesque and historic village of Birdingbury, Wren House stands as a splendid testament to the elegance of the late 17th Century. This Grade II Listed property is a sanctuary of timeless charm and character, hidden down a private drive in a small, exclusive enclave of only three other properties. With a rich history as the former stable block for Birdingbury Hall, this remarkable residence effortlessly combines heritage with modern comfort, creating a unique and captivating home.

### Accommodation

The property offers an extensive and versatile living space, comprising three inviting reception rooms, each exuding their own distinct character. The heart of the home, the modern kitchen, is a testament to sophisticated design and is equipped to cater to the most discerning culinary tastes. Wren House features a total of five bedrooms, ensuring ample space for family and guests. Of these, two well-appointed bathrooms and one ensuite offer both practicality and luxury.

### Versatile Layout

The property's layout is thoughtfully designed to accommodate a variety of lifestyle needs. It offers the potential for a private area suitable for an elderly relative or young adult, complete with a separate living area, bedroom, and bathroom. This versatility adds to the appeal of Wren House as a truly adaptable family home.













# STEP OUTSIDE

## Wren House

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### Gardens and Outdoor Spaces

The meticulously maintained gardens are one of the property's standout features, providing a serene and enchanting setting to enjoy leisurely summer days. Alongside the expansive lawned garden, you will find a walled courtyard - a perfect oasis for alfresco dining and entertaining. These outdoor spaces are a harmonious extension of the property, seamlessly blending the indoor and outdoor living experience.

### Garage and Parking

The property has the benefit of car parking in the garage, offering secure storage for your vehicle or additional belongings, and both formal and informal rights to park adjacent to the property.

### Location

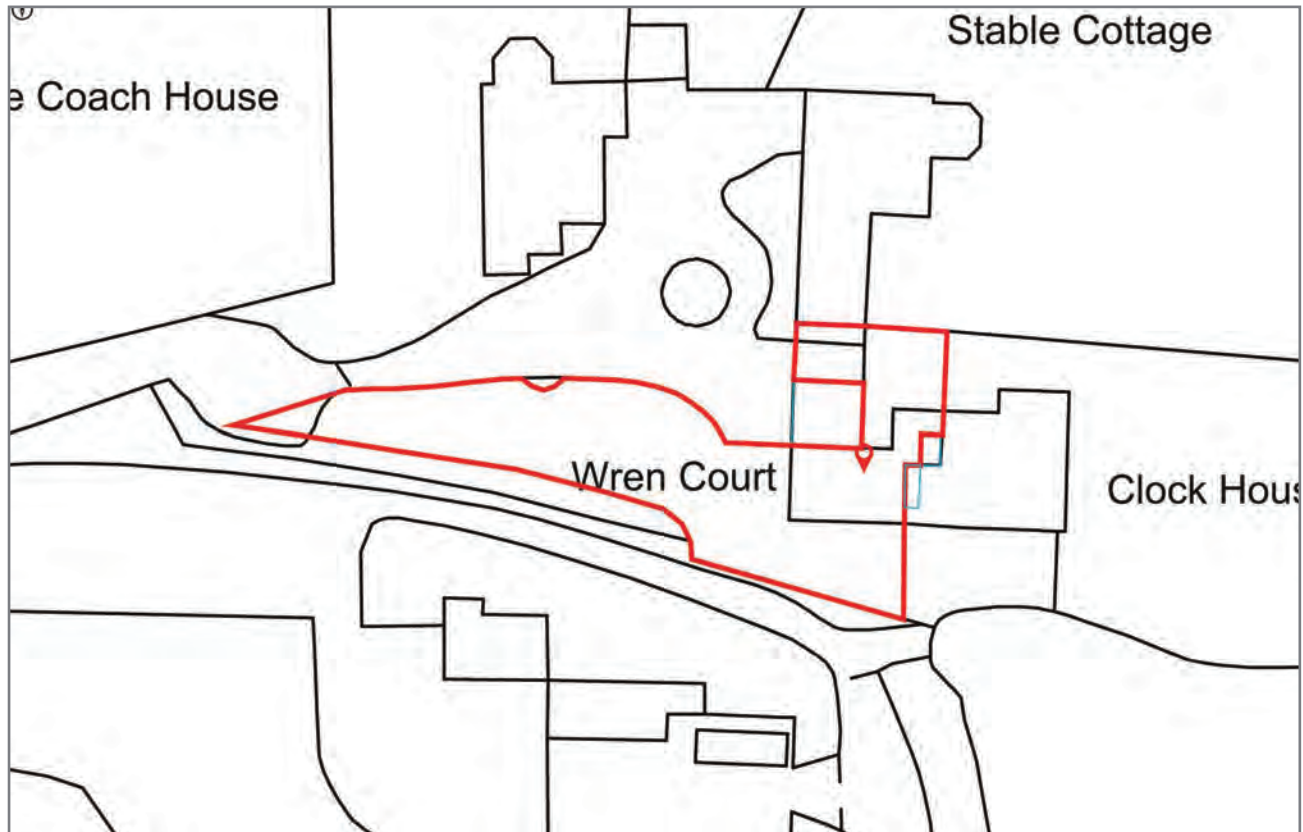
Birdingbury is a highly sought-after village, offers not only a rich sense of community but also convenient access to several key locations. Located a mere 8 miles from Rugby, 9 miles from Leamington Spa, and 12 miles from Coventry, this property is perfectly situated for those who desire the tranquillity of village life with easy connectivity to local towns. There is also an impressive range of state and public schooling available in Rugby, Coventry and Leamington Spa and the surrounding areas including Crescent School, Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, Bloxham School, King Henrys, Warwick School, Kings High and the world-renowned Rugby School. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1, M45, M40, M69 and M6.

In summary, Wren House is a magnificent late 17th Century Grade II Listed property that seamlessly blends historical grandeur with modern comfort. Its enchanting gardens, versatile layout, and serene village location make it a unique and highly desirable family home.









# INFORMATION

## Wren House

### General Information/Services

Mains Electric, Water & Drainage, Gas.

Superfast broadband is available in the area with highest download speeds of 32 Mbps.

4G mobile signal is available in the area, we advise you to check with your provider.

There are restrictive covenants & easements on this title, please ask the agent for further details.

### Tenure

Freehold

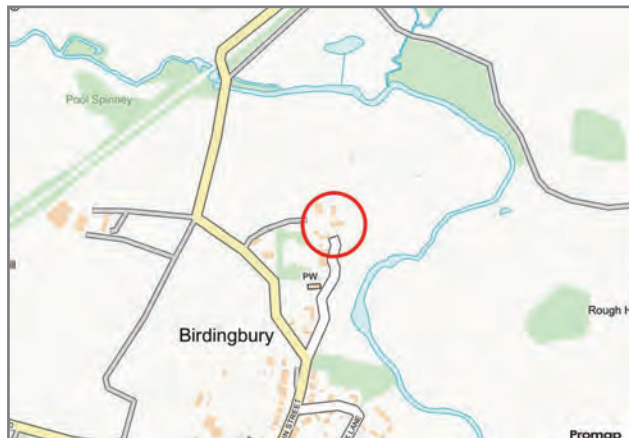
### Local Authority & Tax Band

Rugby Borough Council Tax Band: F

### Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale & Nicola Loraine at Fine & Country Rugby.

*Offers over £800,000*





GROSS INTERNAL AREA : 2394 sq ft, 223 m<sup>2</sup>

ADDITIONAL AREAS TOTAL: 298 sq ft, 27 m<sup>2</sup>

**OVERALL TOTALS: 2692 sq ft, 250 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY





## LIZ & NICOLA

PARTNER AGENTS

*follow Fine & Country Rugby on*



Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820062 | Liz: 07811 121363 | Nicola: 07976 453573 | [lizandnicola@fineandcountry.com](mailto:lizandnicola@fineandcountry.com)

