



Jasmine House
Toft | Rugby | Warwickshire | CV22 6NR

JASMINE HOUSE



An exclusive executive detached family home, situated in the sought-after location of Toft in Dunchurch. Finished to a high specification that includes a bespoke kitchen, and bathrooms with integrated appliances and hand-built fittings. Smart Home technology that controls the heating, CCTV and lighting, together with solar panels and a recently landscaped garden by a renowned designer.







KEY FEATURES

Ground Floor

The front door leads into a large entrance hall with marble flooring and quarter turning hand crafted Oak staircase rising to a galleried first floor landing. There are two reception rooms designed to accommodate a living room and a study that overlook the front elevation. The living room has a bay window and fireplace with gas fired burner, with stone surround and hearth and herringbone style brick back. The 'wow factor' of the home is the large open plan kitchen/dining room with a living area that spans the full width of the house with views through bi-fold doors over the sun terrace and private landscaped rear garden. The functional kitchen is equipped with an island unit, with a variety of hand-built units by Jackson Stone Design Limited with a quartz worksurface. The integrated appliances are all Siemens, including two ovens, warming drawer, induction hob with ceiling mounted hood, fridge, freezer and dishwasher. There is a Quooker boiling water tap, a sparkling water dispenser and Franke sink. The utility room has side access to the property and is equipped with units matching the kitchen including the hand-built furniture and quartz worktop, the present owners have constructed a neighbouring boot room, handy for those long dog walks across the fields, overlooking Draycote Water. There is a sink and drainer unit, and space for both a washing machine and a tumble dryer. The ground floor has underfloor heating throughout controlled via a Nest system and Smart Home app driven from a smartphone or tablet.





SELLER INSIGHT

“ We believe that Jasmine House is highly original. It's beautifully built and the finish inside is simply superb. It has a welcoming aura that we always appreciate, even after 4 years of living here,” say the owners.

“The garden was also a big part of the original appeal. Set in grounds of nearly one third of an acre, we could see that it had huge potential and recruited a renowned RHS medal winner to landscape it for us, and 2 years later, it is maturing excellently. The flower beds are watered automatically which is a huge time and water saver, and best of all, we can spend time away from home knowing that the plants are safe and looked after.”

“The house and garden are very sociable spaces. Trifold doors open from the dining room to the patio area and the solid oak flooring ensures that we can easily head inside in inclement weather. We are looking forward to hosting a family wedding here in the garden with caterers and around 20 guests and it's equally as fun when we get-together for informal BBQs in the summer. The garden is magical at night as the trees are illuminated by uplighters and we sit listening to the sound of the birds and water feature, whilst breathing in the scent of fragrant honeysuckle.”

“We spend most of our time in the open plan kitchen / dining / family room that stretches across the back of the house. The huge island and oak dining table are perfect for entertaining and there's nowhere better to sit than on the comfortable sofas with the underfloor heating on and the dogs at our feet. It's at its best when filled with guests chatting and laughing around the table.”

“The location is idyllic. The hamlet of Toft is just a two-minute walk away from our local village of Dunchurch which has a wide array of amenities, including two very good curry houses, an exceptional Post Office, fish and chip shop, and a garage that sells the day-to-day necessities. We can treat ourselves to food and drinks from the café by the reservoir after a long dog walk and it really is a lovely place to live. Road and rail connections are excellent and Birmingham airport is just down the road which is convenient as we often travel internationally.”

* 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.









First Floor

The first floor has a light and spacious landing with a gallery over the reception hall. The master bedroom has a series of bespoke fitted bedroom furniture providing shelving and hanging space. The five-piece en-suite bathroom is beautifully finished with Villeroy & Boch fittings and Grohe taps. There is a freestanding vanity unit with dual wash hand basins, remotely operated walk-in shower, recessed shelving with feature lighting, folding chrome towel radiators and underfloor heating.

The four further bedrooms are all good-sized doubles, two of which have matching bespoke fitted furniture. There is an en-suite to the second bedroom and a four-piece family bathroom from the landing. Both of which have Villeroy & Boch fittings with Grohe taps, de-mist mirrors, and electric under floor heating.









Outside

From the outside, the house is illuminated with feature lighting and there is a CCTV security system with four cameras. Both can be controlled via a Smart Home app, driven from a smartphone or tablet. The driveway leads to an adjoining double garage with two separate electronic remote control operated up and over doors. There is parking for several vehicles. The rear garden has been carefully designed by a renowned RHS garden designer, with intricate pathways, floodlit planted borders, notable timber constructed abstract features, an acoustic fence, summer house and a delightful seating area around the tree. In addition all flower beds both front and back have automatic watering with the rear enjoying remote mowing.







LOCATION

The property is located on the edge of the picturesque village of Dunchurch just 3 miles south of Rugby. It was once a popular coaching post on the road from London to Holyhead for people going to Ireland - over 40 coaches a day used to pass through here. Due to its popularity as a coaching village many famous people are known to have passed through - including Princess Victoria (later to be Queen) and the highwayman Dick Turpin.

The village is also known as 'the gunpowder plot' village - as it was here that on the 5th of November 1605 the Gunpowder plot conspirators met at the Old Red Lion Inn to await the news of Guy Fawkes attempt to blow up parliament.

Today it has essential shops for everyday needs including a pharmacy, post office and hairdresser. There is also a doctor's surgery, dentist, library and plenty of pubs and eateries.

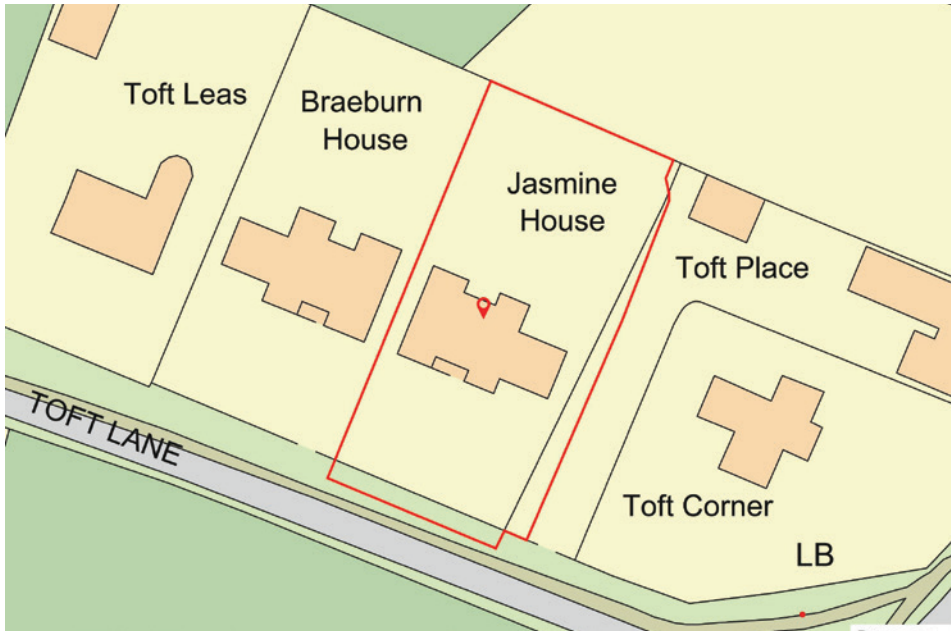
The village has a primary school and local Montessori Nursery in the grounds of Bilton Grange. Bilton Grange - one of the UK's top boarding and day prep schools for children aged 4 to 13 - can be accessed in a 5-minute walk from Miles End down a leafy back lane. Within a 3-mile radius there is also a selection of state schools, two grammar schools and Rugby Public School.

The property is 26 miles away from Solihull (about 40 minutes by car). Rugby train station (just 4 miles away) can get you into London in under 50 minutes. The M45, M1, M6 and M40 are all readily accessible with Birmingham, Stratford-On-Avon, Coventry, Northampton, Leicester and Warwick all within commuting distance. Just a 30-minute drive away and you are also in the Cotswolds. Birmingham International is the nearest airport about 22 miles away.

There is no shortage of local attractions. In the next village, Thurlaston, there is an 18-hole golf course. Also, on the doorstep is Draycote Water and country park - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching. It is popular with walkers and cyclists. Toft Alpacas is based on the banks of the reservoir and the animals can be seen from the road surrounding Draycote.



INFORMATION



Services

All mains services are connected to the property including water, waste, gas and electricity. There are 15 solar panels fitted and a 12kw battery storage system with a two way inverter enabling SEG back to the grid.

Broadband Availability

Superfast (FTTC) is currently available in the area with plans for Ultrafast Broadband (FTTP) by the end of 2026.

Mobile Signal

5G is available in the area. Please check with your provider.

Local Authority

Rugby Borough Council – Council Tax Band G

Tenure

Freehold. There are restrictive covenants & easements on the title. Please speak to the agent for further information.

Construction

Standard construction with brick and tile

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 and Claire Heritage 07894 561313.

Website

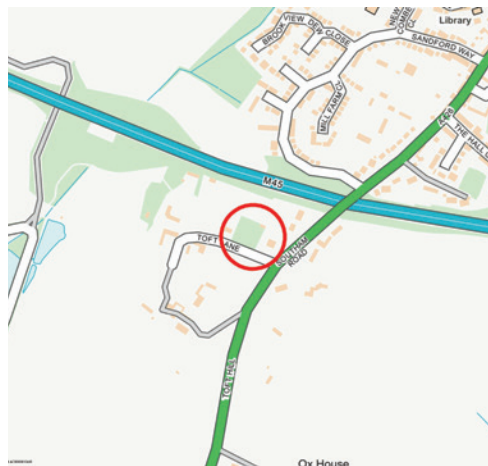
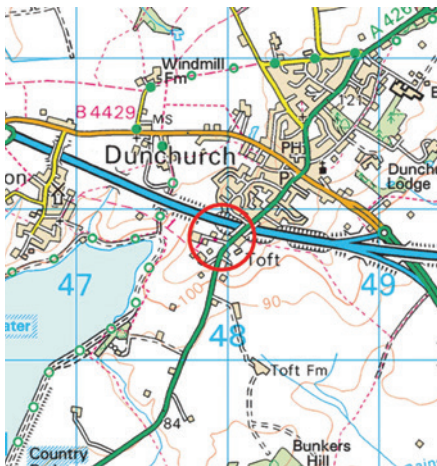
For more information visit F&C Microsite Address: www.fineandcountry.co.uk/rugby-estate-agents

Opening Hours:

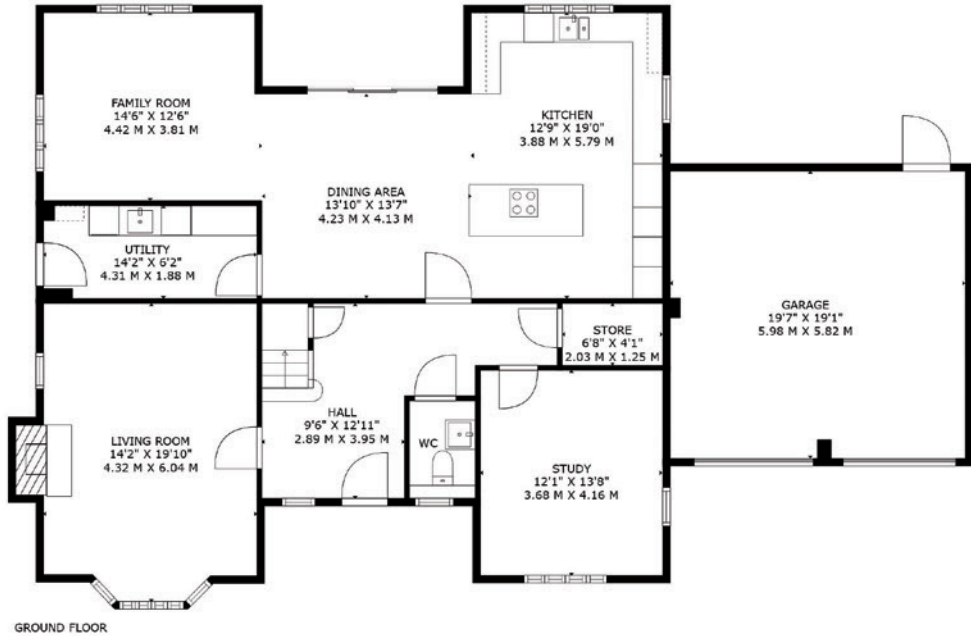
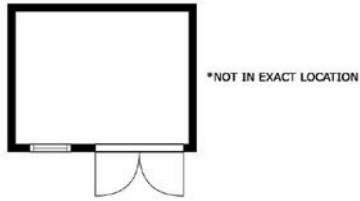
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Agents Notes

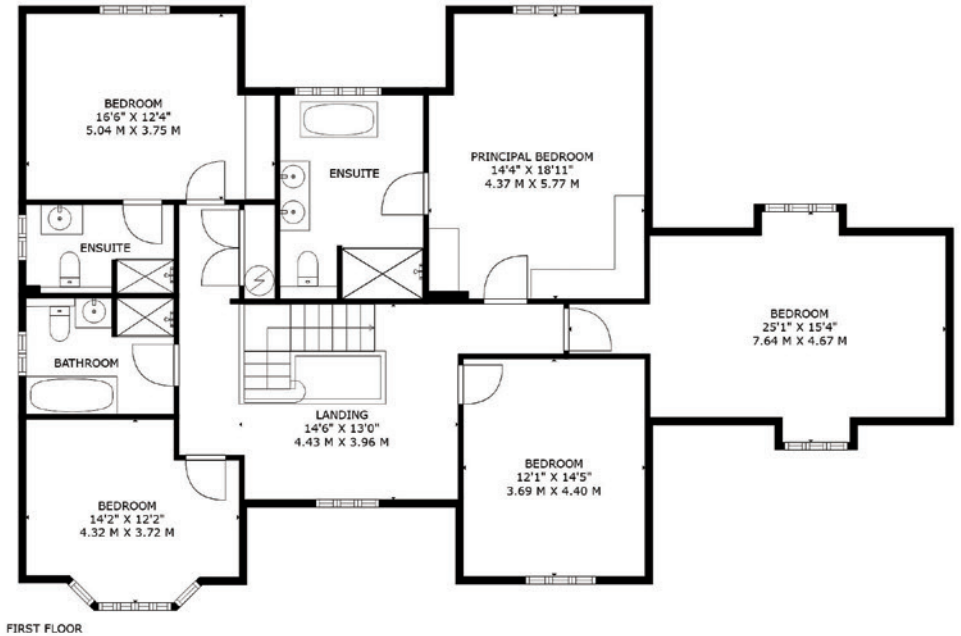
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Guide price £1,200,000



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 3161 sq ft, 294 m2
GARAGE TOTAL: 374 sq ft, 35 m2

OVERALL TOTALS: 3535 sq ft, 329 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby
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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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