



Honeywood
Green Lane | Brinklow | Rugby | Warwickshire | CV23 0NU

FINE & COUNTRY

HONEYWOOD



Nestled within the tranquil village of Brinklow, this impeccably presented four-bedroom detached residence boasts picturesque countryside vistas from its front aspect and over 2,300ft² of accommodation. Skilfully updated by its current owners, the home epitomizes contemporary open plan living, showcasing a high-quality kitchen adorned with modern appliances and sleek units, leading onto a private rear garden on a quarter of an acre plot.



KEY FEATURES

Ground Floor

Welcoming you inside is a spacious hallway adorned with oak doors leading to the open-plan kitchen family room. Double glass doors seamlessly connect the family room to the sitting room and dining room, both enhanced by gas fires set into granite hearths complemented by oak fire surrounds. The kitchen is a culinary delight, featuring Silestone work surfaces, Amtico flooring, and high-gloss units including a large island with a range of pan drawers and ambient temperature wine fridges. Top-of-the-line appliances include a built-in AEG fridge freezer, Miele electric oven, plate warmer, microwave, and induction hob. A Neff dishwasher streamlines kitchen chores. Adjacent to the kitchen, a utility room offers ample storage and leads to a rear lobby connecting to the garage, a second utility room/storage space, and a study, perfect for working from home, boasting oak flooring, power, and light, with direct access to the rear garden.





SELLER INSIGHT

“ We were looking for a large property with the intention of renovating and moving on but we liked it so much that we ended up staying! We raised our children here and it's been our much-loved family home for 24 years. The property needed a lot doing to it but we were excited by the challenge and quickly got to work,” say the owners.

“We made the property habitable before seeking planning permission to add a side extension to give ourselves a larger family bathroom and additional bedroom and we re-roofed the whole property at that time. More recently, we added a further extension to create our lovely breakfast / family room and a much bigger kitchen and we're so happy with how it has worked out.”

“Brinklow is a friendly village where people are so helpful. Everything we need is available locally, the playing fields are beautiful, and there's lots going on for children, including a playground, skate park, sports clubs, and groups who meet regularly in the village hall. We lead an active lifestyle so we're often out walking in the surrounding fields where we can be gone for the whole day before heading home with our exhausted dog! The whole village comes together for the bi-annual Scarecrow Festival where we make our own figures and display them in our front gardens. It's a wonderful weekend as we raise money for the village and enjoy all kinds of events, stalls, and music in the fields.”

“Our garden is set in around ¼ of an acre and is fully enclosed with fir trees providing a high degree of privacy, so it's perfect for relaxing and entertaining. A large patio runs the length of the rear of the property and continues around the side so we can follow the sun all day long. We've hosted many family events here, including birthdays and summer BBQs, and there's plenty of parking available for guests, so it's easy to entertain large numbers.”

“We are the hub for family events as there's space for us to be together and we can easily accommodate up to 25 guests without ever feeling on top of each other. We tend to spend most of our time in the kitchen / family room as it's such a peaceful space. Its light and bright with attractive views of the garden and French doors opening to the patio.”

* 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

Ascend the staircase with its stylish glass balustrade and oak rail to discover four well-appointed bedrooms and a family bathroom. The modern family bathroom is adorned with a contemporary white four-piece suite, including a double shower cubicle, vanity unit with an inset sink, WC, and bath, complemented by Karndean flooring. The master bedroom features an en-suite shower room with a corner shower cubicle, wash hand basin, and WC. Bedrooms two and four are equipped with fitted wardrobes. The landing hosts two storage cupboards, one housing the Worcester boiler, while three additional bedrooms complete this level, two offering built-in wardrobes.













Garaging & Parking

The property occupies an impressive 0.25-acre plot, featuring a walled front garden accessed via wrought iron gates leading to a block-paved driveway with parking for multiple vehicles as well as a further driveway to the right hand side of the property. The front garden is predominantly laid to lawn with mature border plantings. The rear garden is a private sanctuary with various patio areas, including a granite-clad main patio spanning the rear of the property and extending to additional seating/parking areas crafted from Indian Sandstone. This layout allows for secure parking behind double gates with convenient access to the front driveway. The expansive garden is mostly laid to lawn and adorned with mature trees and herbaceous shrubs.







LOCATION

Brinklow is a thriving village offering a host of amenities including playgroups, a private nursery school, and a primary school. Residents enjoy the convenience of three welcoming public houses, a bustling village post office and newsagents supplying everyday essentials, and a popular Delicatessen. The village is graced with a stunning 13th-century C of E Church, a Methodist Chapel, and a church hall. Additional conveniences include a Chinese takeaway, a doctor's surgery with a dispensary, and a fast-food outlet. Brinklow's strategic location places it within easy reach of Rugby (7 miles), Coventry (7 miles), and Royal Leamington Spa (10 miles), providing extensive shopping opportunities and excellent transport links to London and Birmingham from nearby railway stations.



INFORMATION

Services, Utilities & Property Information

Utilities – Mains gas, electricity, mains water and broadband are connected.

Mobile Coverage: 4G coverage is available in the area - please check with your provider

Broadband Availability: Superfast broadband (FTTC) is available in the area

Title: There are easements & restrictive covenants on the title, please speak to the agent for further information.

Tenure – Freehold

Directions – Postcode for Sat Nav CV23 0NU

Local Authority: Rugby

Council Tax Band: E

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

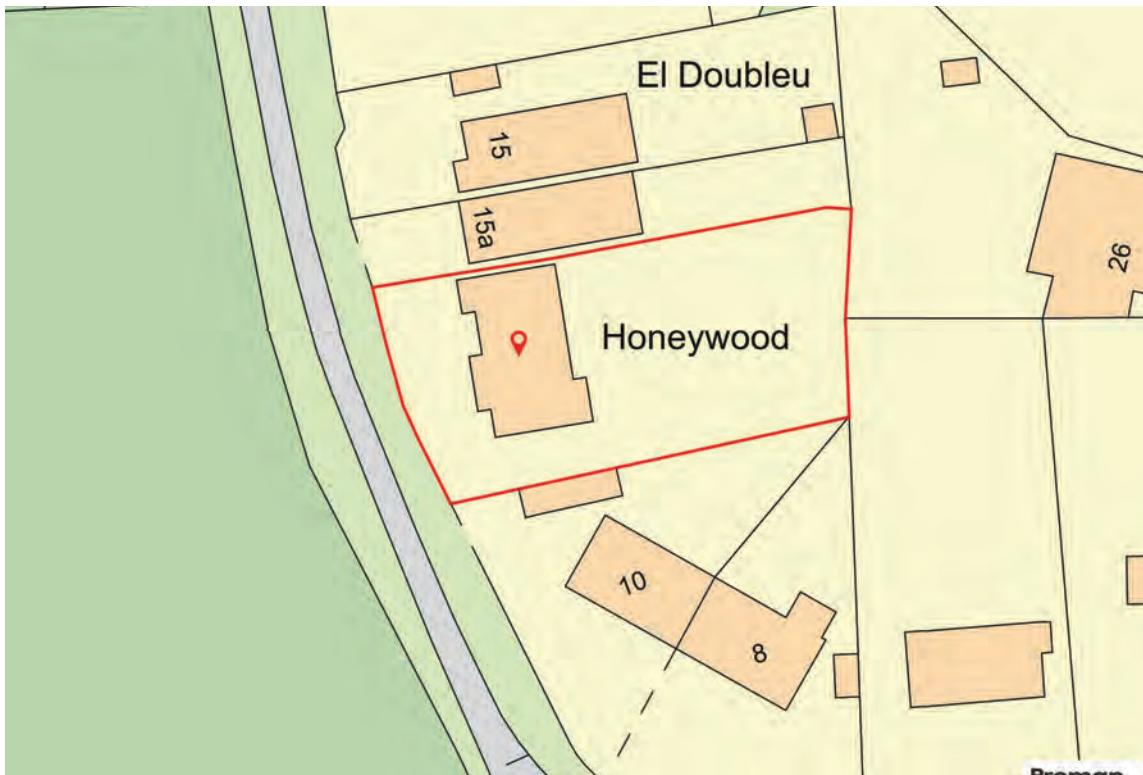
For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

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

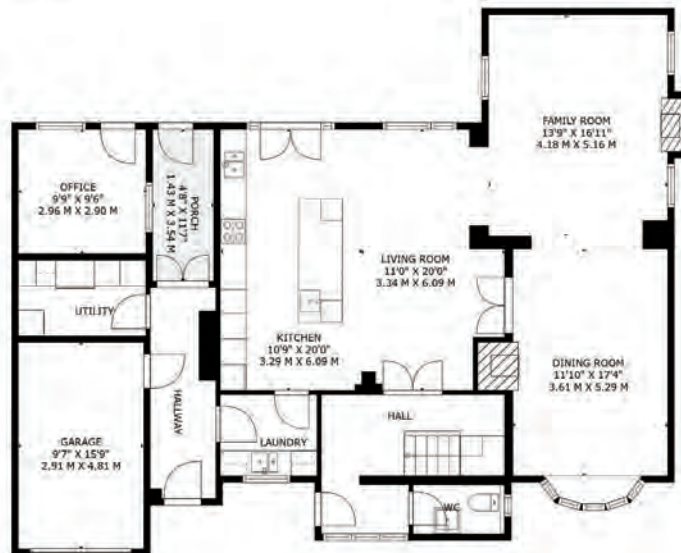
Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

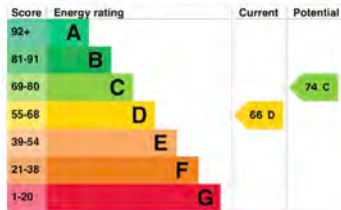




FIRST FLOOR



GROUND FLOOR



GROSS INTERNAL AREA: 2289 sq ft, 212 m²
 LOW CEILINGS: 29 sq ft, 3 m²
 GARAGE TOTAL: 151 sq ft, 14 m²

OVERALL TOTALS: 2469 sq ft, 229 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

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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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