



Highwood
Ansty Road | Brinklow | Rugby | Warwickshire | CV23 0NG

FINE & COUNTRY

HIGHWOOD



An attractive detached bungalow with its own annexe, set in 5 acres of paddock, woodland and delightful gardens with stables and a triple garage.



KEY FEATURES

Highwood is situated on the outskirts of the popular village of Brinklow, occupying a private position with some excellent equestrian facilities and versatile living accommodation, yet remains within easy reach of village amenities. The property offers flexible accommodation with four double bedrooms, 2 with en suite shower rooms and a family bathroom. One bedroom could be dedicated to the annexe, which has its own kitchen breakfast room and sitting room. The main house has a large lounge with delightful views of the land to the rear. There's a snug at the front of the house with bay window overlooking the fore gardens and a kitchen/breakfast room with attractive log burner. Highwood really comes to life with its outside space with 5 acres of land, including fenced paddocks, stables gardens and delightful woodland. The property also benefits from a triple garage and solar panels that supplement the running costs of this fabulous rural retreat.

Accommodation summary

The spacious entrance hall leads to an inner lobby which provides access to the family bathroom and kitchen breakfast room which is fitted with a variety of units, a window overlooking the rear patio area, a side door and an attractive log burner. The snug is off the hall with a gas fire with attractive surround and an original bay window overlooking the frontage. The large lounge, part of a significant extension is at the end of the hall, bathed in natural light, with several windows, taking in fine views of the surrounding gardens paddock and woodland. Patio doors lead out the rear terrace.

There are four double bedrooms, 2 of which benefit from en suite shower rooms. Bedroom two is situated at the rear of property with double-glazed windows overlooking the rear terrace and its own ensuite shower room, bedroom one has a bay window overlooking the front with built-in wardrobes and lobby providing access to a shower room. Bedrooms 3 and 4 are both double rooms with views of the front and rear respectively. There is a significant loft space with several Velux roof windows, which in the writer's opinion could provide further accommodation for a growing family, this of course would be subject to building consent and planning permission if applicable.

Annexe

Access to the annexe is provided from the driveway. It has its own kitchen breakfast room with built in appliances and sitting room. Bedroom one has an entrance from the hall and could be easily absorbed into this area.























Outside Garage & Parking

Gated access leads to a large parking area which can host at least 10 vehicles. There is direct access to a triple garage with three up and over doors.

Gardens

Highwood has attractive gardens with a block paved rear terrace and raised low maintenance border, with a pond and water feature taking full advantage of the west facing aspect, perfect for summer entertaining. There's a variety of outbuildings including a summer house and the northern aspect of the property plays host to a further lawned area and a small orchard. The garden measures 0.57 acres.

Paddock and stables

There are three fenced paddocks measuring 3.29 acres in total, and a separate gated access along the Ansty Road to a yard, four stables, and a tack room. There is a large open storage barn behind the stables with separate gated access to the stables and paddocks. The smaller paddock has four established oak trees each with tree preservation orders. A separate pathway leads to the woodland

Woodland

Highwood has the rare opportunity of 1.14 acres of woodland where there are variety of natural pathways perfect for a morning stroll or a dog walk amongst the bluebells and trees. The trees offer a high degree of privacy on the northern boundary. The total plot is 5 acres.









LOCATION

Brinklow is a picturesque village nestled in the heart of Warwickshire. Steeped in history and surrounded by idyllic countryside, Brinklow offers residents and visitors alike a charming blend of rural tranquility and modern convenience.

One of Brinklow's notable features is its rich historical heritage. The village boasts a wealth of medieval architecture, including the impressive remains of a Norman motte-and-bailey castle, which dates to the 11th century. This castle, now a scheduled ancient monument, provides a captivating glimpse into Brinklow's past as a strategic stronghold.

Beyond its historical landmarks, Brinklow exudes quintessential English charm with its quaint streets, traditional cottages, and welcoming community atmosphere. The village centre is home to a variety of amenities, including local shops, traditional pubs, and essential services, ensuring residents have access to everyday conveniences close to home.

Surrounded by rolling countryside and scenic landscapes, Brinklow offers ample opportunities for outdoor recreation and exploration. The village is situated amidst a network of footpaths and bridleways, making it ideal for leisurely walks, cycling adventures, and horseback riding. Nearby nature reserves and country parks provide additional opportunities for nature lovers to immerse themselves in the beauty of the Warwickshire countryside.

Despite its tranquil setting, Brinklow enjoys excellent transport links, with easy access to major roadways such as the A45, M69 and the M6 motorways, connecting the village to nearby towns and cities. This makes Brinklow an attractive location for commuters seeking a peaceful retreat within easy reach of urban amenities and excellent schooling provided by the prestigious Rugby School.

In addition to its natural beauty and historical allure, Brinklow offers a close-knit community spirit, with a range of local events and activities that bring residents together throughout the year. From village fetes and farmers' markets to community festivals and social gatherings, there's always something happening in Brinklow to foster a sense of belonging and camaraderie among its residents.

Overall, Brinklow presents a delightful blend of history, natural beauty, and community spirit, making it a cherished destination for those seeking a quintessentially English village lifestyle in the heart of Warwickshire.



INFORMATION

Services, Utilities & Property Information

Mains gas, mains drainage, mains water and electricity are connected

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

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

Tenure - Freehold

Title - There are restrictive covenants on this title. Please speak with the agent for further details

Directions - Postcode CV23 0NG

Local Authority: Rugby Borough Council

Council Tax Band: F

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

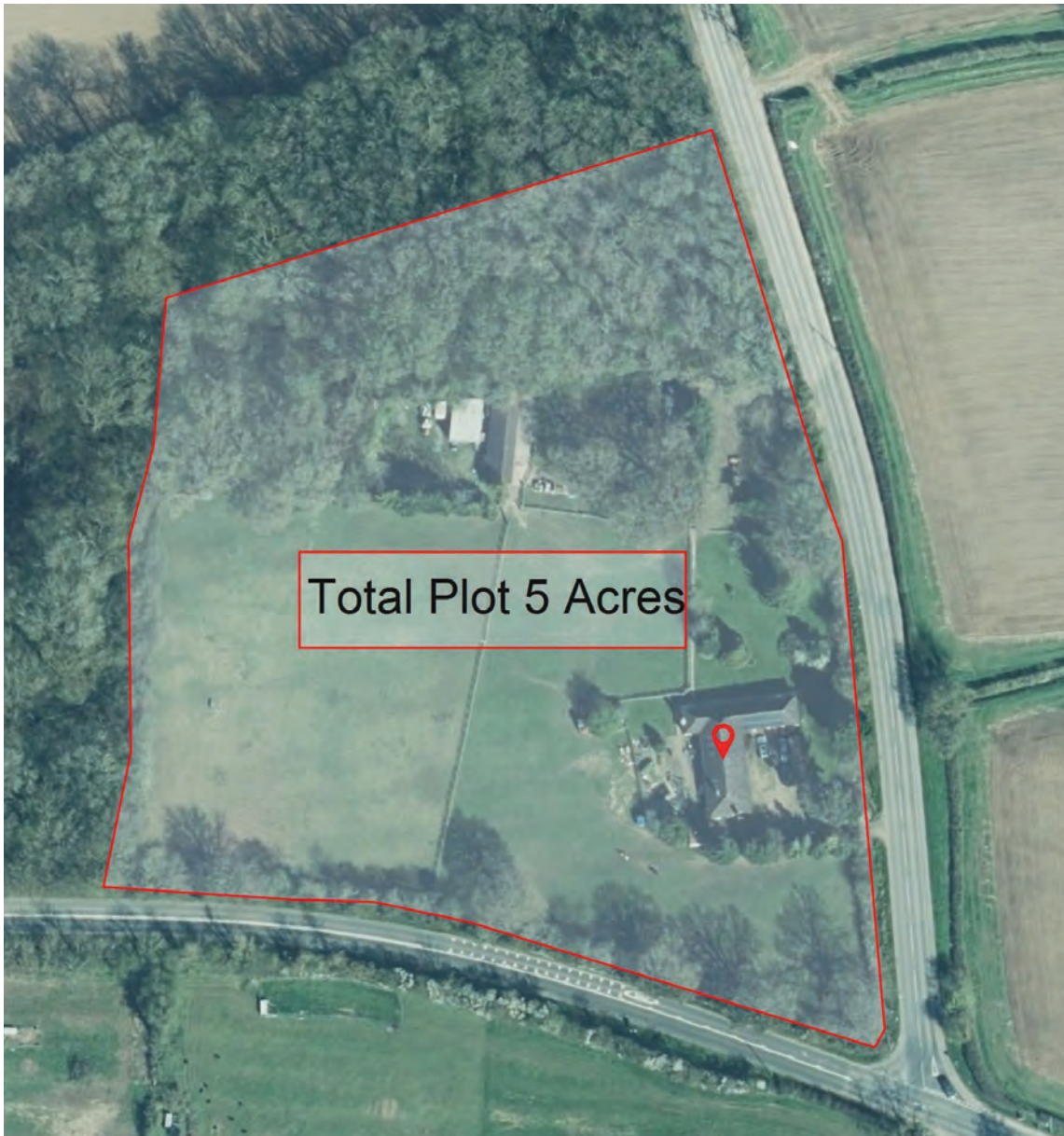
Agents Notes

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.

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		83 B
55-68	D	73 C	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2026 sq ft, 188 m2
 GARAGE, OUTBUILDING & STABLES: 1431 sq ft, 133 m2
OVERALL TOTALS: 3457 sq ft, 321 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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

THE FINE & COUNTRY
FOUNDATION

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Visit fineandcountry.com/uk/foundation



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby

01788 820070 | 07894 561313

email: claire.heritage@fineandcountry.com

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

01788 820037 | 07714 515484

email: sam.funnell@fineandcountry.com

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.

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

