



Rowan House
Back Lane | Birdingbury | Rugby | Warwickshire | CV23 8EN

FINE & COUNTRY

ROWAN HOUSE



A beautifully presented, high specification, modern detached home in a quiet lane in this popular Warwickshire village.



KEY FEATURES

Rowan House was constructed to a high specification in 2022 and offers four double bedrooms including a principal bedroom suite with its own private balcony overlooking the gardens and woodland at the rear. There are two ensuite shower rooms that have been beautifully appointed with Porcelanosa tiling and Roca sanitary ware, together with a large family bathroom. The ground floor has a welcoming entrance hall with quality oak doors leading to the sitting room, cloakroom, and a stunning kitchen/family room at the rear of the property with bifold doors providing access to the gardens. The property also benefits from a utility room, whilst outside the house is set back off the quiet lane with a gated driveway, providing off road parking for at least 3 vehicles, access to the garage and a convenient EV charge point. The rear has some extremely private gardens that are surrounded by local woodland. The property also has an exceptional energy efficient B rating, no doubt helped by the south facing solar panels and high-quality insulation that was added during its construction in 2022.

Ground floor

The wide entrance hall has very attractive metre square tiles that flow all the way toward the kitchen family room at the rear. At the front of Rowan House is a cosy sitting room, which has its own media wall and contemporary glass fireplace, with a window overlooking the ample frontage. There is a ground floor cloakroom, storage cupboard and potential access into the integral garage, if a buyer wanted to convert it to another reception room. Another oak door leads to the impressive kitchen/family room with matching floor tiles and two sets of bifold doors opening onto the rear gardens. The kitchen has been fitted with high-quality work surfaces, contemporary grey units and Neff built-in appliances which include an electric oven, microwave, steam oven and built-in fridge and freezer. There's a 5 ring Neff hob with extractor hood and impressive island unit with breakfast bar, plus access to the well-equipped utility room with its side access to a pedestrian pathway.













SELLER INSIGHT

“The location was a big part of the appeal for us as we loved the rural village setting, yet it’s just a short drive into nearby Leamington Spa and Rugby where we can easily access a wide range of amenities. It was also very unusual to find such a high specification new home in a village and we were highly impressed by the quality of the build,” say the owners.

“We moved here in 2022 and have been the first and only owners, so we haven’t had to make any major changes as everything was new and the layout worked well for us as it is. We have however added a media wall with recessed fireplace in the lounge which is a great feature and also created a new decking area in the garden.”

“We’ve enjoyed being part of the friendly and welcoming community here in the village. There’s always something happening in the Birdingbury club, including a community run café which sells some tasty home-baked goodies. There are various clubs to take part in and you can be involved as much as little as you like with no pressure to join in. We enjoy walking our dogs in the surrounding countryside along bridleways and footpaths accessible right from our front door and we also like to visit the local farm shops.”

“Our fully enclosed garden is surrounded by a mini woodland that’s so close we can reach out and touch the trees. It’s very peaceful and we’re not overlooked at all, so it’s ideal for relaxing with friends and family on the decking area and separate patio where we’ve hosted a family baby shower celebration and informal get-togethers with ease.”

“The standout room for us is the open plan kitchen / dining / family room where we can be all together cooking, chatting, and watching tv. It’s filled with natural light with two sets of bifold doors opening out to the garden to create a seamless indoor / outdoor living and entertaining space. The main bedroom is another wonderful room and it leads out to the balcony where we like to sit with a cup of tea or glass of wine just looking out over the garden and fields beyond where the sheep are often grazing.”*

* 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 hosts four spacious double bedrooms with bedrooms three and four offering views of the frontage and Back Lane. The landing has convenient storage with an airing cupboard housing the hot water cylinder, whilst the family bathroom is fitted with a range of quality Porcelanosa tiles and Roca sanitary ware, providing a luxurious feel. The stunning principal bedroom suite is fitted with built-in wardrobes and has access to a high-quality ensuite shower room, with walk-in shower, low level WC and sink. One of the key features of this bedroom is the private balcony with views of the woodland, perfect for a morning coffee in the summer months. The guest bedroom has a Juliet balcony overlooking the rear of the house and another high quality ensuite shower room and range of built-in wardrobes.













Outside

Outside, the property is delightfully set back in a quiet lane in the centre of the village and has a gated driveway with block paved entry, gravelled parking for at least three vehicles, an EV charge point along with access to the integral garage which has been finished to the same standard as the rest of the property. It benefits from ceramic tiled flooring, is fully plastered and has sockets throughout. There is cabling laid to the driveway gate pillar, to allow the new owner to install electric gates with ease, or simply convert the existing wooden gates to electric entry.

There is gated access to the rear garden on both side elevations. The private rear garden is laid mainly to lawn and has a large patio area and raised composite deck providing the perfect seating area. The property overlooks local woodland with a range of deciduous and coniferous trees, providing a sheltered secluded feel.







LOCATION

Birdingbury is a small village and civil parish in Warwickshire, England. It is situated about 6 miles southwest of Rugby and 6 miles southeast of Leamington Spa. Here are some key points about Birdingbury:

History

- **Name Origin:** The name “Birdingbury” is believed to derive from “Byrthelm’s Burh,” indicating it was originally the fortified place of a person named Byrthelm.
- **Historical Significance:** Birdingbury has a long history, with mentions in historical documents dating back to the Domesday Book of 1086. Over the centuries, it has maintained its rural character and small population.

Geography

- **Location:** Located in the heart of Warwickshire, Birdingbury lies in a predominantly agricultural area, surrounded by farmland and countryside.
- **Landscape:** The village is situated near the River Leam, contributing to its scenic rural setting.

Population

- **Size:** Birdingbury is a small community, with a population of around 300 people, providing a close-knit village atmosphere.

Landmarks and Features

- **St. Leonard’s Church:** The parish church, dedicated to St. Leonard, is a notable historical building in the village. The church has features dating back to the 13th century.
- **Birdingbury Hall:** A prominent local manor house with historical significance, although it is privately owned and not open to the public.
- **Local Amenities:** The village has a village hall and a community-centric approach with events and gatherings for residents.

Culture and Community

- **Village Life:** Birdingbury is known for its strong sense of community. It hosts various local events and gatherings, fostering a friendly and cohesive atmosphere. The village often hosts events like fetes, fairs, and community meetings, which are central to its social life.

Transport and Accessibility

- **Transport Links:** Despite its rural location, Birdingbury is accessible via nearby road networks, connecting it to larger towns and cities in Warwickshire.

Environment

- **Natural Beauty:** The surrounding countryside offers picturesque landscapes, making it appealing for outdoor activities like walking and bird watching.

Modern Day

- **Development:** While Birdingbury retains its historic charm, it has also adapted to modern times with updated facilities for residents. Birdingbury exemplifies a traditional English village with a rich history and a strong sense of community, set amidst the beautiful Warwickshire countryside.



INFORMATION

Services, Utilities & Property Information

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

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

Broadband Availability – Standard broadband is available in the area

Tenure – Freehold

Warranty – The property is covered by a New home Warranty valid until May 2032

Solar Panels – The solar panels are owned outright and are under guarantee
Title – There are easements listed on the title. Please speak to the agent for further details.

Directions – CV23 8EN

Local Authority: Rugby Borough Council

Council Tax Band: G

Viewing Arrangements

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

Website

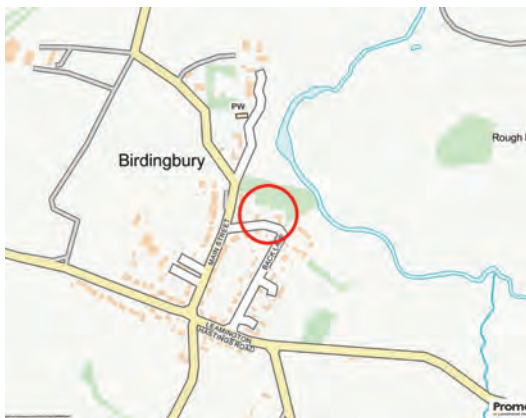
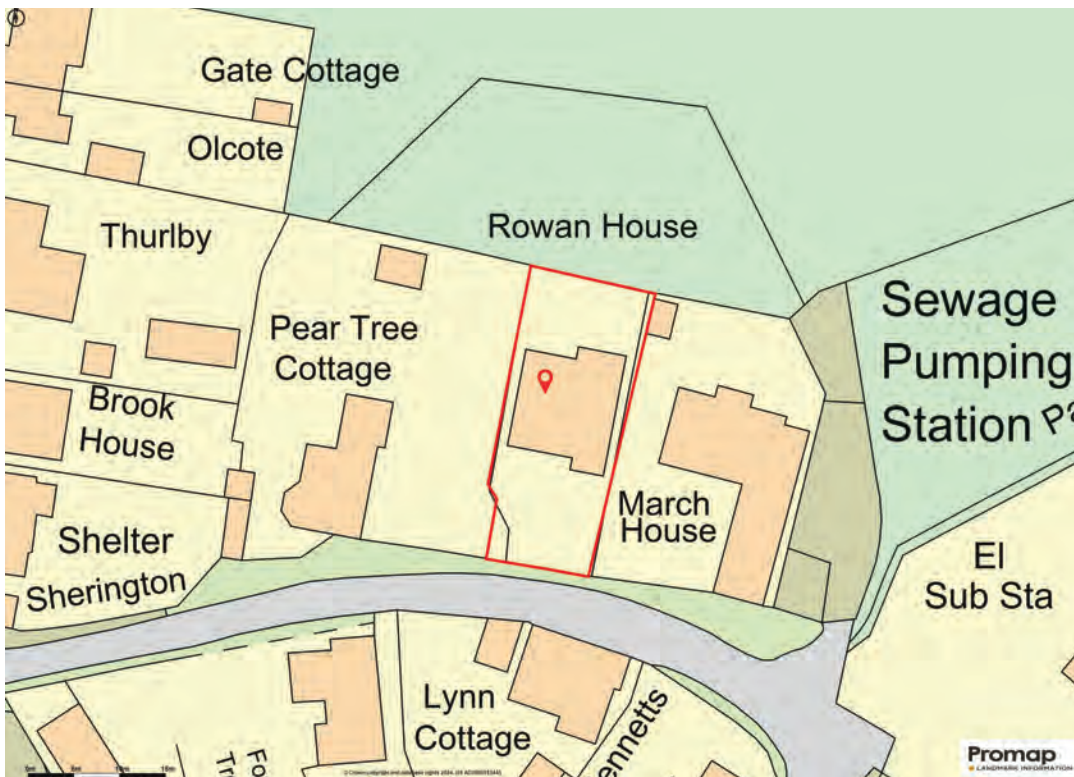
For more information visit www.fineandcountry.com/rugby-estate-agents

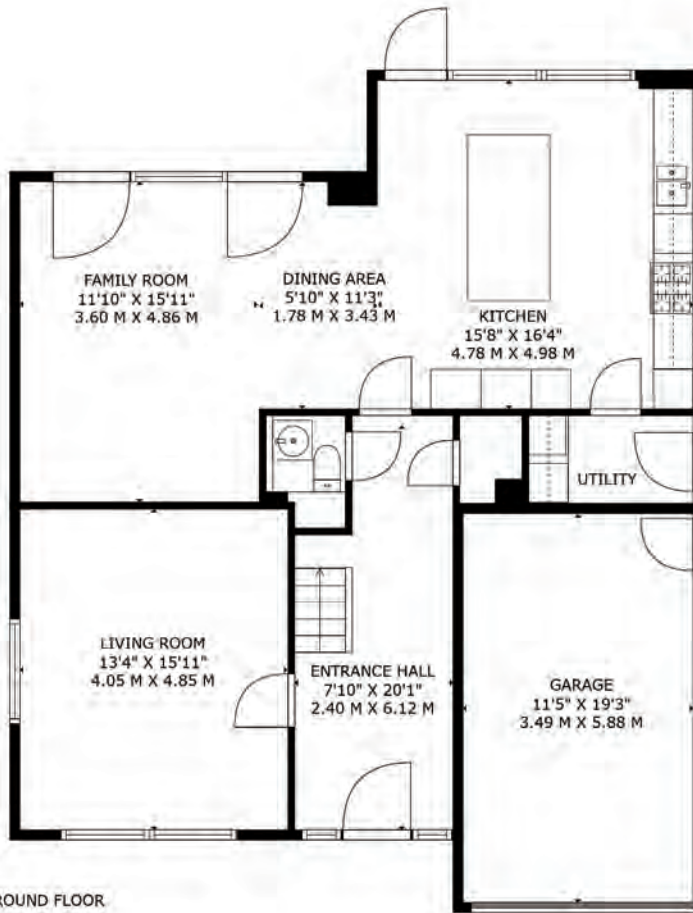
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

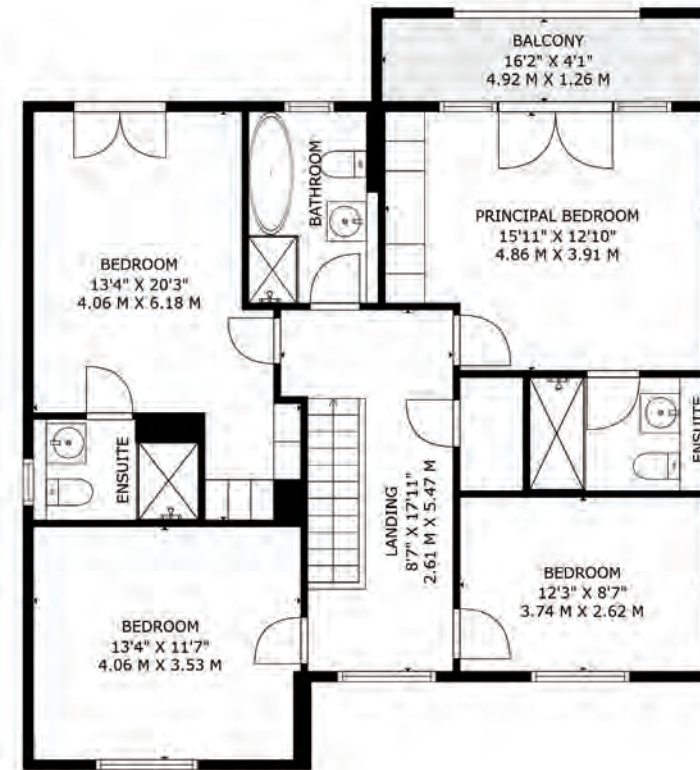
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 1953 sq. ft, 182 m²
 GROUND FLOOR : 964 sq. ft, 90 m², FIRST FLOOR : 989 sq. ft, 92 m²
 EXCLUDED AREAS: GARAGE: 221 sq. ft, 21 m², BALCONY: 67 sq. ft, 6 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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