



The Old Pavilion
Main Street | Flecknoe | Warwickshire | CV23 8AT



THE OLD PAVILION



*A high specification, quality detached home, constructed in 2004,
with over 3100ft² of accommodation and delightful views over the
local cricket club.*



KEY FEATURES

The Old Pavilion was constructed by a renowned builder in 2004 and offers over 3100 ft.² of accommodation with a host of attractive features, including a 'block and beam constructed first floor', high ceilings, integrated QED Soundsystem, video intercom and Electrolux cleanstream integrated vacuum system. The ground floor has a dramatic dining hall, large sitting room, snug, conservatory and study together with a cloakroom and utility room. There's also a bespoke fitted kitchen/breakfast room with island unit and integrated appliances. The first floor has a galleried landing and access to 5 well-proportioned bedrooms, including a principal bedroom suite with ensuite and built-in wardrobes, a guest bedroom adjacent to a family bathroom with views across the cricket pitch, a further 3 bedrooms, one with and ensuite shower room and a luxurious family bathroom. The property has gated access to a considerable parking area and double garage, and rear gardens with outstanding views. Flecknoe is an idyllic hilltop village providing a tranquil lifestyle and the perfect retreat from today's busy lifestyles. The Old Pavilion occupies a privileged position in this desirable location and viewing is highly recommended.

Ground floor

The ground floor has a large porch with adjacent cloakroom and accesses the dramatic dining hall, with its wide oak staircase leading to the first floor and oak doors that lead to the principal rooms. The sitting room has a feature marble fireplace, attractive stone mullion windows overlooking the frontage and three sets of French doors that lead to the rear garden. Across the dining hall is a kitchen/breakfast room, fitted with a range of bespoke units, granite work surfaces, an island unit and views of the garden. The rear lobby has access to the utility room and door that leads to a well-equipped study, with built in furniture, whilst steps lead down to an attractive snug with exposed brick-built fireplace and doors that lead to the conservatory which offers super views of the village owned cricket club and garden.













First floor

The first floor has a wide oak staircase and galleried landing with access to the five bedrooms and family bathroom. Bedroom one is situated at the front of the house with built-in dressing table and wardrobes and an ensuite shower room with twin sinks, bidet, WC and some high-quality cabinetry. Bedroom two offers an alternative principal bedroom with delightful views of the cricket club, its own dressing room and is conveniently adjacent to the family bathroom which has been designed with a split level theme, including a Jacuzzi bath, shower cubicle and a variety of high-quality cabinetry. Bedroom three is a double room at the front of The Old Pavilion with another ensuite shower room that had some attractive mosaic tiling, whilst bedroom four has two double glazed windows with rear views and bedroom five has a stone mullion window overlooking the front and access to a significant boarded loft space.













Outside

The property has a small lawned fore garden, with bollard and chain fencing and a variety of attractive topiary. The five-bar gate provides access to the rear of the property with a driveway providing plenty of parking and access to the double garage with two electric powered up and over doors. The gardens are laid mainly to lawn with a variety of young trees for privacy and has gated access to the village owned cricket club, where games can be enjoyed during the summer months.







LOCATION

The Old Pavilion is situated close to the Northamptonshire border in the village of Flecknoe. This small, hilltop village has a public house - The Olive Bush, church, and a village hall. Day-to-day shopping can be found in nearby Braunston, or Dunchurch. A wider range of shopping facilities can be found in Rugby, Daventry or Leamington Spa and a high-speed Virgin train service leaves from Rugby to London, Euston arriving in under 50 minutes. The excellent local road network gives easy access to the M1, M6, A5, A14 and the M40, which makes Coventry, Birmingham, Leicester, Northampton, Oxford and Milton Keynes within reasonable commuting distance. There are a good range of state, grammar and private schools within the area including Bilton Grange, Rugby School, Lawrence Sheriff School for boys and Rugby High School for girls, Warwick School for boys.



INFORMATION

Services, Utilities & Property Information

Utilities – LPG fuelled central heating, mains electricity, water and drainage are connected.

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider
Broadband Availability - Superfast Broadband Speed (FTTC) is available in the area, with an average download speed 32 Mbps and highest available upload speed 7 Mbps.

Tenure – Freehold

Title – Please note there are easements and restrictive covenants on this title. Please speak to the agent for further information.

Directions

Postcode CV23 8AT

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	54 E	
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3227 sq ft, 300 m2
 LOW CEILINGS: 128 sq ft, 12 m2
 ATTIC: 223 sq ft, 21 m2
 GARAGE: 349 sq ft, 32 m2

OVERALL TOTALS: 3927 sq ft, 365 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION





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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