



Patricks Field
Biggin Hall Lane | Thurlaston | Rugby | Warwickshire | CV23 9LD

FINE & COUNTRY

PATRICKS FIELD

Fine & Country present a rare opportunity to acquire a substantial home on a 4.3-acre plot in Thurlaston. The 3400 sqft property includes five ground-floor reception rooms, five bedrooms, three bathrooms, a self-contained annexe, and stunning grounds with diverse wildlife and a large pond.



KEY FEATURES

- Stunning mature grounds, nurtured over 50 years, attract diverse wildlife including Muntjac deer, badgers, foxes, pheasants, birds of prey, and wildfowl.
- Large pond, fed by a stream leading to Draycote Water Nature Reservoir, enhances the natural beauty.
- Main property features five ground-floor reception rooms.
- Includes a ground-floor bedroom, four first-floor bedrooms, and four bathrooms.
- Two-storey self-contained annexe with kitchenette, living quarters, and access to the courtyard and swimming pool.
- Externally, there is a garage and a well-maintained service road from Biggin Hall Lane.
- Three outbuildings offer ample parking.
- Ideal for improvement, conversion, extension, and development.

Fine & Country proudly present this rare opportunity to acquire a substantial detached home on a breath-taking 4.3-acre plot in Thurlaston. Situated on Biggin Hall Lane, the property offers 3400 sqft of versatile accommodation set in stunning mature grounds. The gardens, nurtured over 50 years, attract diverse wildlife including Muntjac deer, badgers, foxes, pheasants, birds of prey, and wildfowl. The large pond, fed by a stream leading to Draycote Water Nature Reservoir, enhances the natural beauty.

The main property features five ground-floor reception rooms, a ground-floor bedroom, five first-floor bedrooms, and three bathrooms. A two-storey self-contained annexe includes a kitchenette, living quarters, and access to the courtyard and swimming pool. Externally, there is a garage, a well-maintained service road from Biggin Hall Lane, and three outbuildings offering ample parking.

This unique property offers immense potential for improvement, conversion, extension, and development, promising to become one of the area's most substantial executive homes with enviable grounds.





SELLER INSIGHT



Exquisite Country Estate with Unmatched Amenities

Patrickfield stands as a testament to refined country living, nestled in a prime location, boasting an impressive four acres of meticulously landscaped gardens. The grandeur of the large house is but one of its many remarkable features.

Unparalleled Parking and Privacy

With its extensive frontage and expansive front and side driveways, Patrickfield offers exceptional secure hard-standing parking, catering to numerous vehicles. The enveloping gardens and generous distance from neighboring properties ensure unparalleled privacy and tranquility, making it a secluded haven.

Luxurious Lifestyle and Unrivalled Facilities

This estate is a sanctuary of leisure and luxury. It includes a separate self-contained annex, a pristine swimming pool, a relaxing sauna, a vibrant party room, and a serene large fish pond. The vast garden presents space for a tennis court, while an adjoining field provides the opportunity to keep a horse and establish stables. Patrickfield is a unique blend of functionality and elegance, offering facilities that surpass those of more expensive properties. It is a large family home, brimming with possibilities, allowing its residents to relish a superior quality of life.

A Canvas for Personalization

While the house awaits interior modernization, this offers a blank canvas for the new owners to tailor the space to their tastes and lifestyle preferences. Patrickfield embodies flexibility, allowing for as much or as little involvement with the local community as desired.

Perfect for Entertaining

The house and garden are ideal for entertaining, having frequently hosted gatherings by the current owners. It serves as the perfect venue for parties, creating lasting memories with family and friends.

Centrally Located with Excellent Connectivity

Situated in the heart of the county, Patrickfield boasts unparalleled connectivity, providing easy access to road, rail, and air travel. The nearby Draycote Reservoir, accessible on foot from the village, offers a delightful retreat. All essential amenities, including sports facilities, shops, restaurants, and pubs, are conveniently located within a few miles. Additionally, there is a selection of top-tier schools in the vicinity.

Eco-Friendly and Cost-Effective Heating

The property features two wood-burning stoves accompanied by several years' supply of dried logs, contributing to significant energy and heating cost savings.

Incredible Value

Patrickfield offers an extraordinary array of features and amenities at a surprisingly modest asking price, presenting an unparalleled opportunity for discerning buyers seeking a luxurious country estate.

Experience the ultimate in country living at Patrickfield, where elegance, convenience, and tranquillity converge.

* 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.





REMEMBER
AS far as
ANYONE KNOWS
we're A NICE NORMAL FAMILY





















LOCATION

Thurlaston is a highly sought-after village, known for its traditional charm and strong sense of community. This quaint, no-through village offers a range of social activities, including a village fete, walking club, cider club, and supper club, fostering a friendly and engaging atmosphere.

Neighbouring Dunchurch, just 1 mile away, provides essential amenities such as a primary and junior school, various restaurants and pubs, a florist, doctor's surgery, and a library. Thurlaston benefits from excellent transport links, with the M45 and M1 nearby and the market town of Rugby just 5 miles away. Rugby offers a frequent train service to London in under 50 minutes, along with a variety of shopping options.

Royal Leamington Spa is 8 miles away, Coventry 13 miles, and Leicester 20 miles, all within easy reach. The village borders the picturesque Draycote Water, perfect for walking, sailing, fishing, and birdwatching, and Whitefield's Golf Course is nearby. The area boasts excellent primary and grammar schools, including Lawrence Sheriff and Rugby High School, alongside prestigious independent schools such as Rugby School, Princethorpe College, Crescent School, and Bilton Grange Preparatory School.

Thurlaston offers a delightful and convenient lifestyle, making it an ideal place to call home.



INFORMATION

Services, Utilities & Property Information -

Utilities - Include Water Supply, Sewerage, Heating, Electricity Supply,

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps.

Tenure - Freehold

Directions - Postcode: CV23 9LD/ what3words: ///balancing.handyman.brief

Local Authority - Rugby Borough Council

Council Tax Band - G

Viewing Arrangements -

Strictly via the vendors sole agents Fine & Country on Tel Number

Website

For more information visit F&C Microsite Address

Opening Hours -

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Guide pricer £ 1,250,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Total area: approx. 326.5 sq metres (3514 sq ft)



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. Printed 15.08.2024





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.



GRAHAM LEE
PARTNER AGENT

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Graham has worked in the estate agent industry for two decades. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

We value the little things that make a home

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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