



The West Wing
Fitzjohns | Barby Road | Rugby | Warwickshire | CV22 5QB

FINE & COUNTRY

THE WEST WING

A unique three-bedroom period property in a Victorian country house with private south-facing gardens. It features a reception hall, cloakroom, drawing room, study, kitchen, and conservatory. The master bedroom has an en-suite, plus a bathroom for the other rooms. Ample parking.



KEY FEATURES

- Stunning Location Close To Town Centre & World Famous Rugby School
- Less Than 50 Minutes From Rugby To London Euston Via Train
- Charm, Character and Stunning Views
- High Ceilings Through Out The Home
- En Suite To Principal Suite
- Private South Westerly Facing Garden
- Off Road Parking For Several Vehicles
- Centrally Located To Easy Access To Major Road Links

Enter the reception hall through a timber and multi-pane glazed door, with a matching window above allowing ample natural light to flood the space. The hall features a striking firewood surround with an open fire, a flagstone hearth, and a mantle. An open balustrade staircase rises gracefully to the first floor, adorned with a moulded ceiling rose, high corniced ceilings, deep skirting boards, and panelled doors leading to the other rooms.

The cloakroom is fitted with a white suite comprising a low-level WC and a pedestal wash hand basin with tiled splashback areas. The ceiling is elegantly corniced, with downlights and an extractor fan. It also houses a wall-mounted gas central heating boiler.

The drawing room is an elegant space with an ornate marble effect fire surround and marble hearth, featuring an inset living flame gas fire.

Sash windows to the front aspect and double French doors with side and top windows overlook the gardens, enhancing the room's charm. The room is finished with a moulded ceiling rose, corniced ceiling, a radiator with ornate covers, and a television point.

The study offers a quiet retreat with sash windows to the front and side aspects, a radiator, a telephone point, and ceiling coving.

The kitchen, is fitted with a one-and-a-half bowl raised sink unit set upon worktops, complemented by a range of Shaker-style base and eye-level units. It includes a stainless steel double electric oven, a five-ring gas ho. The kitchen is finished with limestone tiled splashbacks, corniced ceilings, downlights, and a window to the rear aspect. There is also a telephone point, a radiator, and a timber and multi-pane glazed door leading to the sunroom.

The sunroom is designed in a Victorian style with a dwarf brick and glazed construction. It features a pitched roof, power and light connections, and double French doors leading directly to the side gardens.





SELLER INSIGHT



The West Wing, Fitzjohns is a charming period home located in the extremely unique position of very close proximity to the centre of Rugby while enjoying beautiful countryside views.

Fitzjohns, originally 1 house, has been converted into 4 properties. There are also 2 lodge houses, one on each of the driveways and a stable and coach house – 8 properties in total make the community.

The West Wing has large sash windows that allow light to travel through and embrace every room. The abundance of light is a key feature in this house. High ceilings add to the feel of space and calmness. The original front door with its wooden lattice detail is imposing and inviting, as is the large arts and crafts fireplace in the hallway. The private garden wraps around the property and includes impressive trees and an open view across the fields. The garden is a tranquil space, laid to lawn with a shady and sunny border so great opportunity for gardeners - a wonderful, peaceful haven! The sunset over the fields is breathtaking!

We have been extremely happy at The West Wing and have enjoyed the years spent here. The location for schools is undoubtedly a huge advantage for this property. The centre of Rugby is a short walk down Barby Road, which is fully paved and boasts views of the fields and Rugby School playing fields. To drive is just minutes! You can walk to Rugby Station in approximately 45 minutes. I can't emphasize enough how superb the location is for accessing transport, the motorways, shopping and children's schools and activities.

We have always greatly appreciated and enjoyed the countryside aspect of The West Wing. The house itself is surrounded by fields and rich in wildlife. There is often a herd of cows in the adjacent field who I find friendly and inquisitive! A riding stable neighbours the property across the fields and The Diamond Country Park (which is a 10-minute walk) is a permissible route for horse riders. The Great Central Way, an old railway line, now nature reserve, is also only a 10-minute walk. Draycote Water, which is a beautiful reservoir is a 10-minute drive where you can enjoy fabulous views, sailing and water sports. We frequently visit here, historically pushing a pram around (approximately 5 miles) or running or simply just relaxing in the café admiring the view and feeding the ducks!

Over the years we have held many family gatherings in the house from hosting Christmas to special Birthday celebrations. The conservatory and living room combined have plenty of space for entertaining. A large driveway is also an advantage for socialising and the garden has the capacity to fit a bouncy castle!

We have not made any significant changes to the property; the space has always worked well for our family. We have in recent years refurbished the sash windows to the front and side of the property and added double glazing to the large panels in the French windows. The eaves at the front and side of the property have also been refurbished. Many of the radiators have been replaced with column style radiators.

This year we successfully obtained planning permission for a rear, 2 storey extension which would include the kitchen and conservatory area, adding a further bedroom with ensuite and extend an existing bedroom upstairs.

There are couples and families living in the community at Fitzjohns, some of the children go to the same local schools. We occasionally have gatherings and support each other with pet care. A few BBQs and some delicious foods have been shared over the years!

*The West Wing is a lovely home with huge opportunities for future owners to personalise and create a new layer of history to enhance an already wonderful property and home.***

* 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.











The first-floor landing has a corniced ceiling, loft access with an integrated loft ladder and lighting, a built-in airing cupboard housing the immersion tank, and doors leading to the bedrooms. The master bedroom is a serene retreat with a window to the side aspect, deep sills, corniced ceiling, picture rail, wall light points, a radiator, and a telephone point. It has an en-suite with an opaque window to the front elevation, a double shower cubicle with dual showerheads, a wash hand basin set into a vanity unit, a low-level WC, underfloor heating, a heated towel rail, floor tiles, and tiled walls with coving and recessed ceiling lights.

The second bedroom features a window to the front aspect with a deep sill, a radiator, and a corniced ceiling.

The third bedroom offers a window to the rear aspect with a deep sill, a walk-in wardrobe, corniced ceiling, and a radiator.

The bathroom has a window to the front elevation and a recently refurbished white suite comprising a panelled bath with a shower over, a low-level WC, and a pedestal wash hand basin. It also includes a heated towel rail, floor tiles, and floor-to-ceiling tiling with underfloor heating.









Outside, the property boasts a gravelled private driveway bordered by mature trees and shrubs, providing off-road parking for at least six vehicles and direct access to the front door and side gated access to the garden. The mature, well-stocked garden faces a southerly aspect, predominantly laid to lawn with paved patio areas. It includes a timber-constructed tool shed with power and a cold water tap. This home is a splendid blend of period charm and modern convenience, offering a wonderful place to live.







LOCATION

Rugby is an exceptional place to call home, offering a vibrant blend of modern amenities and historic charm. The town centre boasts an extensive array of shopping facilities, complemented by a popular retail park to the north, ensuring all your needs are met. Rugby's mainline train station provides a seamless connection to London Euston in under 50 minutes, making it ideal for commuters. The area enjoys excellent access to major motorway networks, including the A5, A14, M1, and M6, offering unparalleled connectivity.

Families will appreciate the impressive selection of state and independent schools in and around Rugby. Prestigious institutions such as Bilton Grange, Lawrence Sheriff, Rugby High School, Princethorpe College, Bloxham School, King Henry VIII in Coventry, and the world-renowned Rugby School, provide outstanding educational opportunities.

Rugby truly offers the perfect blend of convenience, community, and quality of life, making it a highly desirable location to reside.



INFORMATION

Services, Utilities & Property Information -

Utilities – Include Mains Water Supply, Sewerage, Gas Central 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.

Special Note - Planning permission has been granted for a to storey extension See Link - <https://planning.agileapplications.co.uk/rugby/application-details/36815>

Tenure - Freehold

Directions - Postcode: CV22 5QB / what3words: ///pushes.oval.range
Agents Notes -

Local Authority – Rugby Borough
Council Tax Band – F

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

Website

For more information visit F&C Microsite Address

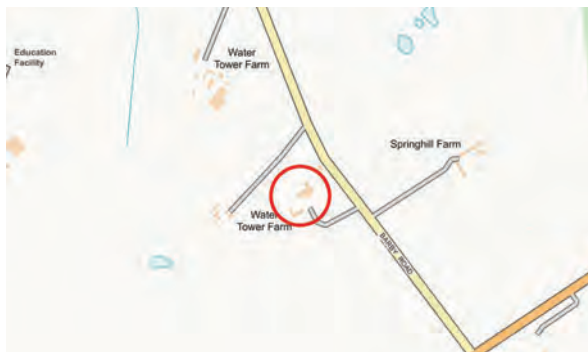
Opening Hours -

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

Offers over £600,000



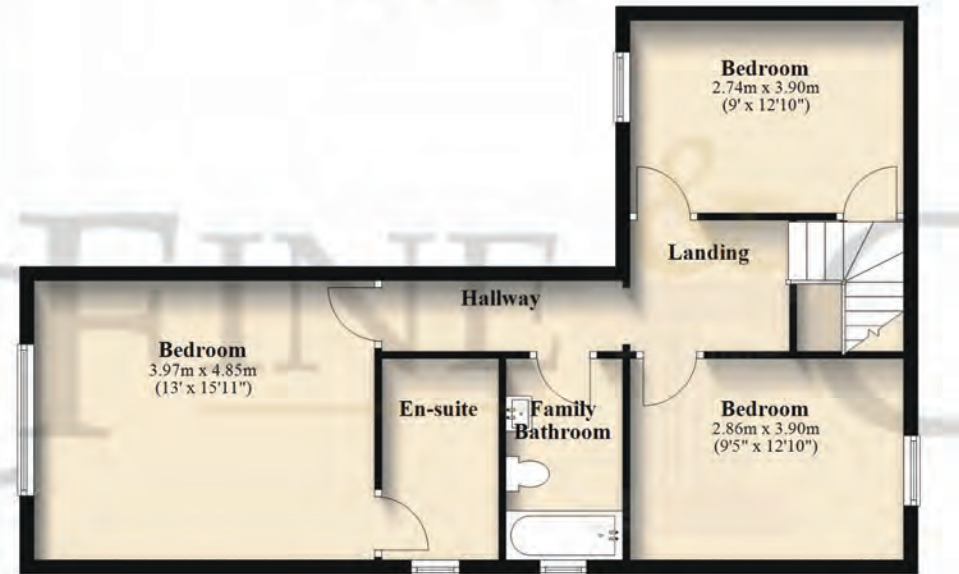
Ground Floor

Approx. 93.4 sq. metres (1005.3 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



THE WEST WING

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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