



Rila  
Draycote | Rugby | Warwickshire | CV23 9RB

FINE & COUNTRY



# Rila



*An impressive, detached home, situated on a generous 0.23 acre plot with an enviable position in this peaceful and idyllic Warwickshire village.*





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# KEY FEATURES

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Rila is an improved and extended detached home situated in a privileged position in the Warwickshire Village of Draycote, just south of Rugby within a few minutes' walk of the local reservoir and a few minutes' drive from Rugby railway station which can reach London Euston in under an hour. Rila has been occupied by the same owners for 21 years and has been dramatically improved and extended to create a versatile four-bedroom home, which occupies a pleasant position in a peaceful spot in this sought after village, bordered by a stream to the front and private well-tended gardens at the rear. The house has a spectacular living room with vaulted ceiling and views of the garden, a large open plan kitchen/dining space, two convenient bedrooms on the ground floor including the principal room with ensuite wet room, whilst on the first-floor, there are two further bedrooms, each enjoying view of the front and rear and complemented by a family bathroom. The house is offered for sale with no onward chain and given its position, where homes are rarely seen on the market in this attractive village, early internal inspection is strongly recommended.

## Ground floor

There is a pathway to the front entrance door suitable for wheelchair users. The wide hallway has a staircase rising into the first floor, a built-in cupboard suitable for coats and shoes and access to the cloakroom with low-level WC and wash basin. A door leads to bedroom four which could provide a useful office or study. The convenient principal bedroom enjoys fine views of the fore gardens, with its mature trees on the boundary and has a variety of built-in wardrobes and access to an ensuite wet room with shower, low-level WC and wash basin with built-in cabinetry. The dining room is adjacent to the utility room and kitchen and has double-glazed French doors leading to the rear gardens and a large window providing plenty of natural light, and double doors to the sitting room. The kitchen is within an easy reach and fitted with a range of beech units and high-quality work services, delightful views of the frontage and a range of built-in appliances, including Neff double oven and Neff halogen hob and built-in dishwasher. There is space for an American style fridge freezer and LED down lights and a small breakfast bar. The lounge enjoys panoramic views of the garden and has a vaulted ceiling with exposed ceiling timbers and the electric fireplace is a focal point. Double doors lead to the rear terrace, whilst there is also a side door that leads to the drive, and an attractive circular window to the side aspect.















# SELLER INSIGHT

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Originally built in the 1960s, this charming chalet-style family home is nestled within a well-kept, sunny plot in the picturesque and highly sought-after village of Draycote, just south of Rugby. The property was reimagined and extended twenty years ago, blending mid-century character with contemporary design. A more recent addition of a spacious patio further enhances the seamless flow between indoor and outdoor living, creating a modern, thoughtfully designed space where nature and home harmoniously converge. The beautifully landscaped gardens feature lawns, areas geared towards outdoor entertaining and two wonderful water elements: a natural well to the rear and a brook at the bottom of the garden's gently sloping lawn. "Set back from the road and surrounded by attractive gardens, Rila is a very special house that our family has owned for twenty-one years. The garden room with its vaulted ceiling and panoramic views makes it an especially interesting building," say the owners. They add, "Draycote is a beautiful village in a stunning part of the country, just a short drive from Rugby and Leamington Spa. London is less than an hour by train – Rugby to Euston." Enjoying a great deal of privacy in its peaceful setting, the property is nestled within a vibrant community with excellent amenities. These include a range of village hall activities and Draycote Water Country Park, all within walking distance. "Locally, there are well-regarded primary and secondary schools, while Stratford and the surrounding area offer a fantastic range of leisure and tourism destinations, all just a short drive away."

"The property enjoys lovely views of the brook that runs through the village, along with wider countryside vistas."

"The house, filled with natural light, has great character, while the beautifully landscaped gardens offer a wonderful sense of tranquility."

"Rila is perfect for entertaining, with its large open-plan living spaces and seamless flow between indoors and outdoors, creating an ideal indoor-outdoor living environment."

"With four bedrooms in total – two downstairs and two upstairs – the principal bedroom on the ground floor features an en suite wet room and built-in wardrobes."

"The village has a strong sense of community, and the neighbours are friendly."

"We will truly miss this wonderful, characterful house, the splendid garden, the picturesque and convenient location, and the community spirit."\*

\* 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 landing has a double-glazed window providing plenty of natural light, some useful storage, access to the family bathroom and the two remaining bedrooms. The family bathroom has a bath, pedestal wash hand basin, a WC and a Velux window. There's a large double bedroom at the front of the property with a dual aspect and a smaller bedroom at the rear with attractive views across the gardens.

















## Outside

Rila has a gravel driveway with turning space and direct access to a tandem garage with electric roller door. Front access is provided across a small bridge that crosses the stream and a footpath that runs down the right of the house to access the centre of this quiet village. The fore gardens are bordered by a low-level stream and feature a variety of attractive trees. They are mainly laid to lawn with well-stocked flower borders beneath the front elevation, along with side access to the rear gardens.

The rear gardens are delightful and enjoy a high degree of privacy and well-tended hedges. A west facing patio area enjoys the afternoon sun, with a further patio at the far end for a morning coffee. There's a rear pedestrian gate that accesses a quiet lane and a well which provides water for the gardens in the summer months, the block paved pathway bisects the lawn areas leading to the rear gate.











# LOCATION

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Draycote is a small village in Warwickshire, England, located near the town of Rugby. It's a quiet and picturesque settlement that has maintained much of its rural character over the years. Draycote is closely associated with the larger Draycote Water reservoir, a prominent feature in the local landscape.

The village of Draycote has a long history, with its name believed to be derived from Old English, meaning "a farm or cottage by the dray," indicating its agricultural origins. It remains a tiny village with only a few homes and farms, giving it a peaceful and secluded feel. The village itself does not have many amenities, as it primarily serves as a residential and farming community.

Draycote is best known for its proximity to Draycote Water, a large reservoir created in the 1960s to supply water to the surrounding region. The reservoir is a popular spot for outdoor activities, including walking, cycling, sailing, birdwatching, and fishing. A five-mile circular path around the reservoir provides scenic views and is popular with locals and visitors alike.

Despite its small size, the village and its surroundings have a unique charm, characterised by open fields, farmlands, and views of the water. Draycote offers a tranquil rural lifestyle, appealing to those who appreciate the quiet of the countryside while still being within easy reach of Rugby and other nearby towns.

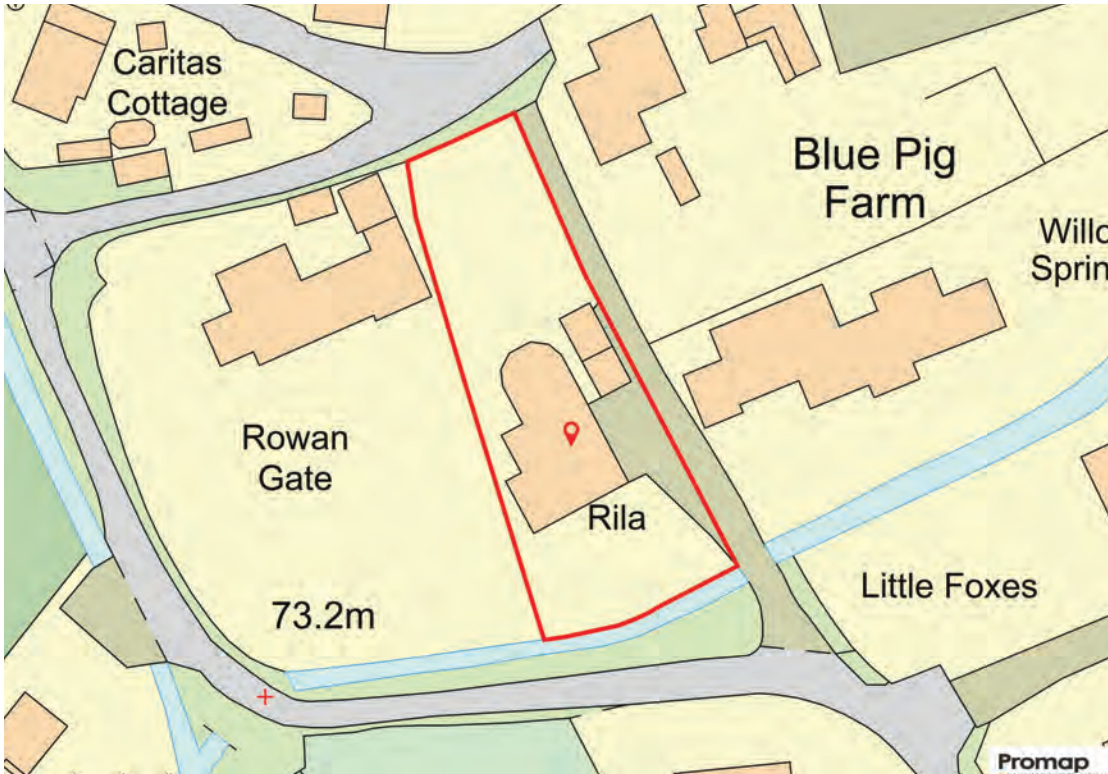
Draycote does not have a church, shop, or pub, which emphasises its status as a quiet, residential hamlet rather than a fully serviced village. However, its close connection to Draycote Water means that residents and visitors can enjoy a range of recreational opportunities in a beautiful natural setting.







# INFORMATION



## Services, Utilities & Property Information

Utilities – Electric central heating, mains water, mains drainage and broadband are connected.

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

Broadband Availability – Fibre broadband is available in the area we advise you to contact your provider. Tenure – Freehold

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

Directions – CV23 9RB

Local Authority: Rugby Borough Council

Council Tax Band: E

## 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](http://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







FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		48 E
21-38	F	35 F	
1-20	G		

GROSS INTERNAL AREA: 1673 sq ft, 155 m<sup>2</sup>  
 LOW CEILINGS: 151 sq ft, 14 m<sup>2</sup>  
 GARAGE: 311 sq ft, 29 m<sup>2</sup>

**OVERALL TOTALS: 2135 sq ft, 198 m<sup>2</sup>**

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed 04.10.2024









# FINE & COUNTRY

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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

Fine & Country Rugby

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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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email: [sam.funnell@fineandcountry.com](mailto: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.

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](http://fineandcountry.com/uk/foundation)



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