



Willow Cottage  
Birdingbury Road | Frankton | Rugby | Warwickshire | CV23 9PA

FINE & COUNTRY



# WILLOW COTTAGE



*A luxurious, extended, and improved family home, with over 4500 ft<sup>2</sup> of accommodation with annexe, garaging, gardens, and paddock, located on the edge of this popular Warwickshire village, set in 4.38 acres.*







# KEY FEATURES

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An impressive, extended detached family home, with stunning internal features created from fine English Oak, offering four generous double bedrooms, each served by beautifully appointed en-suite bathrooms and a spectacular galleried landing with mezzanine overlooking the dining hall. The principal bedroom takes full advantage of the countryside views with its own balcony and luxurious en suite. The ground floor also has the benefit of a large study with built in wardrobes, that neighbours the cloakroom and could provide a convenient ground floor 5th bedroom. Willow House has a large dining hall, perfect for entertaining with views over the rear terrace and a vaulted ceiling, whilst the sitting room shares similar views and offers a large inglenook fireplace with log burner. The kitchen family room has been extended, with an attractive orangery providing access via bi-fold doors to the rear patio. The kitchen is fitted with a range of bespoke units and granite work surfaces, complemented by the gas fired Aga that takes centre stage amongst the high-quality fittings and travertine floor. There is also a neighbouring laundry room that houses the central heating boiler and an excellent, recently constructed, 'cooks pantry.'

The property has some great internal features including the Oak staircase, vaulted ceilings, glass canopy in the orangery and oak latched doors. The main house has the provision of gas central heating, rare in a village location and double-glazed windows throughout.







































### Annexe, Garaging and Parking

Willow Cottage also comes with its own self-contained annexe, The Coach House which was constructed above the twin garages and a car port, providing useful ancillary accommodation to the main house for an independent relative. The accommodation comprises; an L shaped kitchen/living space with Velux windows and delightful views of the neighbouring land. There is a well-equipped refitted bathroom suite, a double bedroom and neighbouring dressing room (which could offer the option of a further single bedroom, if required). The Coach House is fuelled by an oil-fired system using the attractive Stanley Solid Fuel range with integral boiler.

The property has a wide variety of parking options with a large, gravelled driveway with wrought iron gates and an attractive hipped wall running across the southern boundary. The annexe sits above two large single garages and a car port, whilst to the left-hand elevation of the house is a further single garage, perfect for garden or agricultural equipment.









## Gardens & Land

The property is set in a wonderful edge of village location with views over neighbouring countryside, with well stocked gardens, a large terrace, perfect for summer entertaining, together with a contemporary covered pergola, ideal for summer evenings with its heating and attractive lighting options. The lawns have an array of young and mature trees, with the gardens measuring 1.16 acres and a neighbouring paddock extending to 3.22 acres that runs adjacent to Birdingbury Lane. There is a separate access to the fields and subject to planning permission, there is plenty of space for the construction of a yard and stables for the equestrian enthusiast.











# LOCATION

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Frankton is a small village nestled in the rural Warwickshire countryside, located about 6 miles southwest of Rugby and 10 miles southeast of Coventry. It is part of the parish of Stretton-on-Dunsmore and offers a quintessential English countryside experience with a mixture of traditional cottages and modern homes. The village has a rich history, tracing back to medieval times, and still retains much of its agricultural heritage, reflected in the surrounding fields and farmlands.

The village's central landmark is All Saints' Church, a centuries-old building that serves as a hub for both worship and community activities. The peaceful rural atmosphere of Frankton fosters a close-knit community, though it is small, and residents often travel to nearby towns like Rugby and Leamington Spa for shopping and larger amenities. Surrounded by fields, woods, and scenic country lanes, Frankton is a great spot for walks and enjoying the Warwickshire landscape, which is characterised by its rolling hills and natural beauty.







# INFORMATION



## Services

Mains water, electricity, gas, drainage, broadband.  
The Coach House uses oil fired central heating

## Local Authority

Rugby Borough Council.  
Telephone (01788) 533533.  
Willow Cottage Council tax band 'G'.  
The Coach House Council tax band 'A'

Title The property is over three titles containing easements. Please speak with the agent for further details.

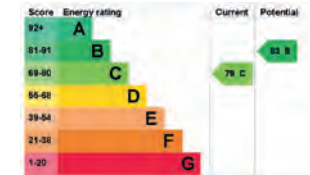
## Viewing Arrangements

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





Main House



Annexe



GROSS INTERNAL AREA: 4197 sq ft, 390 m<sup>2</sup>  
 ATTIC & LOW CEILINGS: 397 sq ft, 37 m<sup>2</sup>  
 GARAGE: 690 sq ft, 64 m<sup>2</sup>  
 BALCONY: 49 sq ft, 5 m<sup>2</sup>

OVERALL TOTALS: 5333 sq ft, 496 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 23.10.2024









# 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.

*We value the little things that make a home*



## CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY  
FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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