



The Mulberry
Holmwood Gardens | Dunchurch Road | Rugby | Warwickshire | CV22 6HR

THE MULBERRY



The Mulberry is a beautifully appointed family home, blending elegant interiors with modern comforts, set in a private and peaceful location. With spacious living areas, luxurious finishes, and a stunning west-facing garden, it's perfect for both relaxation and entertaining.



KEY FEATURES

Situated at the end of the prestigious Holmwood Gardens development, The Mulberry is a beautifully appointed, four-bedroom residence designed to offer both style and practicality. Finished to an exceptional standard, this elegant home provides generous living spaces, making it perfect for families and entertaining. The well-proportioned interior is designed with both contemporary living and timeless style in mind, featuring a welcoming entrance hall, multiple reception rooms, and an outstanding open-plan kitchen and family room, all benefiting from underfloor heating. The spacious lounge, formal dining room, and dedicated study provide versatile spaces that can be tailored to suit individual needs, whether for work, relaxation, or entertaining. All reception rooms and bedrooms are fitted with stylish shutters, adding both privacy and a refined aesthetic. Both the living room and family room feature bifold doors, creating a seamless connection to the beautifully landscaped west-facing garden, perfect for summer gatherings. The stunning kitchen is complemented by premium appliances and quartzite work surfaces, further enhancing the home's sophisticated appeal. Upstairs, four generously sized bedrooms include a luxurious principal suite with an ensuite shower room, while a stylish family bathroom and an additional ensuite complete the accommodation. Set within a peaceful and private enclave, yet conveniently close to local amenities and excellent transport links.

Ground Floor

A welcoming entrance hall, complete with a porcelain-tiled floor and oak doors, leads to the main living areas. The front of the property features a well-proportioned study and a formal dining room, currently used as an office but equally suited as a playroom. The spacious lounge enjoys bifold doors opening onto the west-facing garden and terrace, complemented by a charming log burner set within an oak surround.

At the heart of the home, the impressive open-plan kitchen and family room offer a superb space for both relaxation and entertaining. The beautifully fitted cream kitchen features high-quality quartzite work surfaces, a twin Belfast sink, and a large island unit. A range of premium appliances—including two integrated fridges and freezers, a wine chiller, a dishwasher, and a professional Rangemaster cooker—ensure a high level of convenience. Bifold doors seamlessly connect this space to the landscaped gardens, providing an ideal setting for al fresco dining. The entire ground floor benefits from underfloor heating, ensuring comfort throughout.











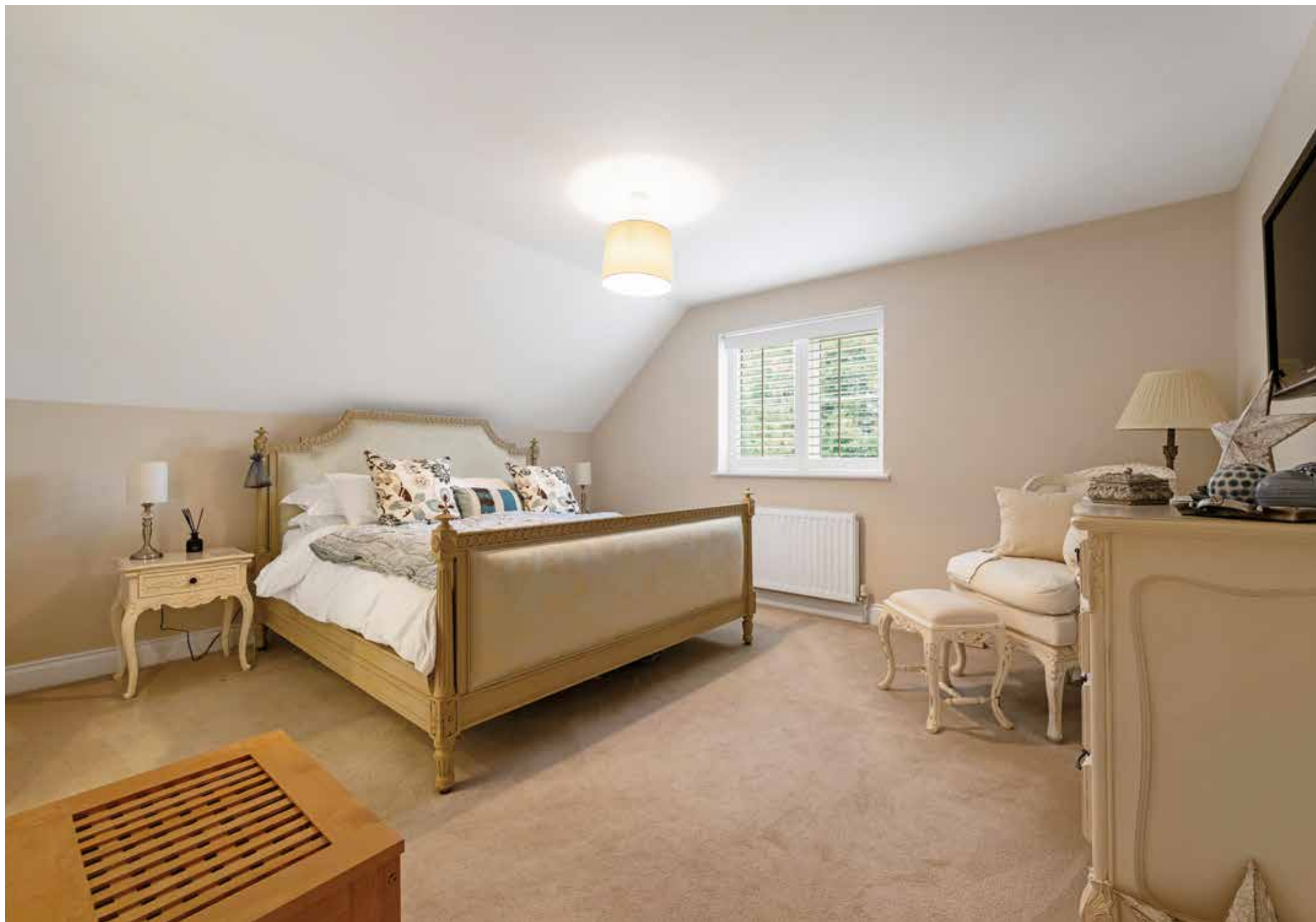




First Floor

The first-floor landing, with its striking oak staircase and Velux roof window, leads to four generously sized double bedrooms. The principal suite is a luxurious retreat complemented by an elegantly designed ensuite shower room. A beautifully appointed family bathroom serves the remaining bedrooms, boasting a walk-in shower, stylish tiling, a slipper bath, and bespoke cabinetry. Bedroom two benefits from its own ensuite, making it an ideal guest suite, while bedrooms three and four offer flexibility, with bedroom four enjoying picturesque views over the rear garden.















Outside

Positioned within an exclusive enclave, The Mulberry benefits from a private setting at the end of Holmwood Gardens, where four homes share the maintenance of the private drive. The property offers ample off-road parking and a large single garage with a pitched roof.

The west-facing rear garden has been thoughtfully landscaped, featuring raised flower borders, a decked area, a paved patio, attractive trellis work, and a bark-covered play area. Low-level surrounding properties create a tranquil and private environment, making this an idyllic retreat.





LOCATION

Rugby is a historic market town located in Warwickshire, England, known for its deep ties to history and its growth from a modest settlement into a vibrant community. The town's origins date back to the early medieval period, when it was known as "Rocheberie," meaning "the fortified place of Hroca's people." While Rugby remained a small market town for many centuries, it began to flourish in the 19th century with the arrival of the railways, transforming it into an important transportation hub that connected various parts of the UK.

One of the town's most notable landmarks is Rugby School, which was founded in 1567. The school is famous not only for its Gothic Revival architecture and historical significance but also as the birthplace of rugby football, attracting visitors and students from around the world. Rugby School stands as a testament to the town's proud educational heritage, and it continues to play a key role in the community. Another important cultural site is the Rugby Art Gallery and Museum, which showcases local history and art, as well as housing the World Rugby Hall of Fame, celebrating the town's contribution to the sport. St Andrew's Church, with its 14th-century spire, is another historical gem, providing a glimpse into the religious and architectural past of the town.

Historically, Rugby has been associated with industry, particularly in engineering and manufacturing. During the 19th and 20th centuries, companies like British Thomson-Houston (BTH) and Willans & Robinson were major employers, fuelling the town's economy and growth. Today, while traditional heavy industry has declined, Rugby has adapted to modern times with a more diversified economy. The town is a hub for logistics and warehousing, thanks to its strategic location near major motorways, including the M1, M6, and A14, which provide excellent road connections to various parts of the country.

Rugby is also well-connected by rail, being a major junction on the West Coast Main Line. Trains regularly run to cities like London and Birmingham, making the town a convenient base for commuters and travellers. The town's educational institutions, besides Rugby School, include well-regarded schools such as Lawrence Sheriff School and Ashlawn School, which contribute to the town's reputation for academic excellence. Rugby College, part of the Warwickshire College Group, offers a range of vocational courses, making it a centre for further education in the region.

Recreationally, Rugby offers a blend of parks, sports facilities, and community spaces. Caldecott Park, located in the heart of the town, provides a tranquil spot for residents and visitors, with beautiful gardens, a children's play area, and a café. In addition to its famous rugby heritage, the town also caters to a variety of other sports, including football, cricket, and golf. Throughout the year, Rugby hosts a range of events, from music festivals to food fairs, reflecting the town's vibrant cultural life.





INFORMATION

Services

Utilities – Mains gas, electricity, water and drainage.

Heating – Gas central heating

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

Broadband Availability – Ultrafast Broadband is available in the area

Tenure – Managed Freehold – Managed by Dunchurch Road Management Company Limited.

Special Note – Ownership of the property carries responsibility to contribute to the cost of the maintenance of the shared private road. Please to the agent for further details.

Directions - Postcode: CV22 6HR

New Build Guarantee – There is a Buildzone guarantee in place from August 2019.

Local Authority: Rugby Borough Council

Council Tax Band: G

Viewing Arrangements

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

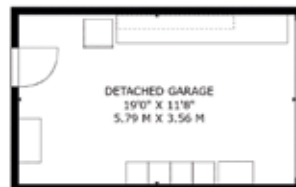
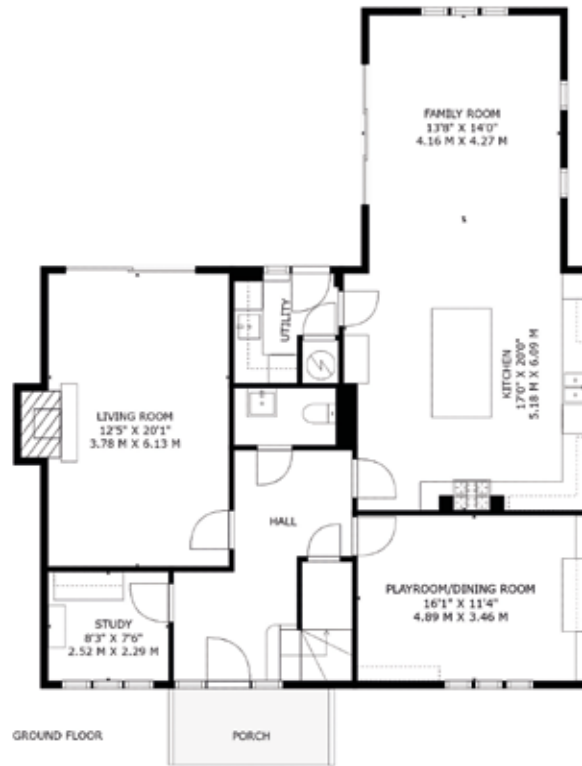
Website

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 |





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

PRS Property Redress Scheme

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

GROSS INTERNAL AREA: 2315 sq ft, 215 m²
OPEN TO BELOW & LOW CEILINGS: 34 sq ft, 3 m²
DETACHED GARAGE: 222 sq ft, 21 m²

OVERALL TOTALS: 2571 sq ft, 239 m²

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

FINE & COUNTRY



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

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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