



73 Bawnmore Road  
Rugby | Warwickshire | CV22 6JN

FINE & COUNTRY

# 73 BAWNMORE ROAD



*A beautifully presented and cleverly extended detached home with expansive accommodation, including six double bedrooms with six luxuriously appointed ensuite, a gated driveway, and a generous, private 0.37 acre plot.*







# KEY FEATURES

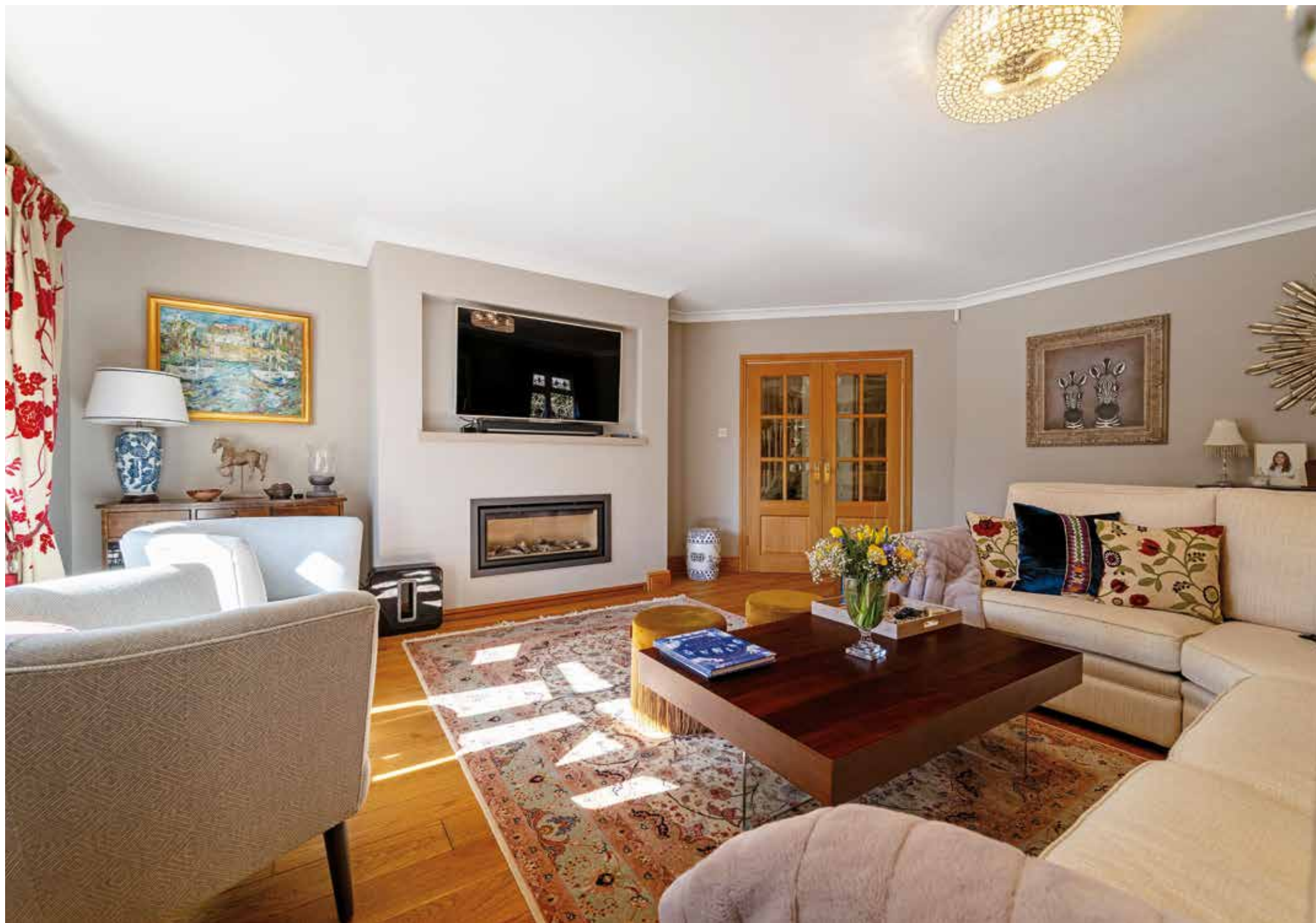
---

73 Bawnmore Road is an exceptionally well-presented and cleverly extended home, offering the convenience of six double bedrooms and six bathrooms all luxuriously appointed with high-quality fittings. One of the bedrooms is located on the ground floor providing exceptional convenience for multiple generations or guests. The ground floor also has two large reception rooms, including a family room, a sitting room, a study, and a kitchen/family room overlooking the attractive rear gardens. The property occupies a plot of 0.37 of an acre, with excellent parking facilities behind electric gates, a detached double garage, and block paved driveway for multiple vehicles. The sought-after location has some excellent private and state schooling within walking distance and early inspection is strongly recommended.

## Ground Floor

73 Bawnmore Road has a large and welcoming entrance hall, with the central staircase leading to the first floor and some excellent under-stair storage, access to a study with a variety of built-in furniture and cabinetry, a cloakroom with attractive tiling, wash basin and WC. The large sitting room at the front of the home features a media wall and fireplace. The large family room is at the rear of the house with hardwood flooring, a canopied glazed roof, and patio doors leading to the rear garden. The large kitchen/family room at the rear of the house has access to the rear terrace and a variety of shaker-style units including a spectacular island unit with its own sink and breakfast bar. There is a large range with an extractor hood, a built-in dishwasher, and a one and a half bowl enamel sink set beneath the window, overlooking the garden. A particularly clever use of space is the recess which houses a built-in desk and workstation. The utility room is at the rear of the house with access to the garden, plenty of storage space, and plumbing for a washing machine and tumble dryer. The door from here provides access to the convenient ground-floor double bedroom with its own built-in cabinetry, a drop-down double bed, and access to an ensuite shower room with a walk-in shower, contemporary tiling, wash basin, and WC.





















# SELLER INSIGHT

“ When we first moved here 17 years ago, we were drawn to the potential this home offered for our growing family. Over the years, we’ve thoughtfully adapted the space to suit our changing needs, creating a warm and welcoming environment where our family of five could truly thrive.

The heart of our home has always been the kitchen and family area, where we’ve shared countless meals, helped with homework, and simply enjoyed being together. We designed this space to flow seamlessly into the garden, which has been wonderful for summer entertaining and watching our children play.

Having our parents stay with us for extended periods was important to us as a close-knit family, so we created comfortable spaces that allowed everyone to have their privacy while still feeling connected. This multi-generational living arrangement worked beautifully for us.

We’ve hosted many memorable gatherings here over the years—birthday celebrations, summer barbecues and festive holiday parties. The layout works perfectly for entertaining, with distinct yet connected spaces that allow guests to mingle comfortably.

The location has been ideal for raising our family, with excellent schools nearby that our children have benefited from tremendously. The community here is friendly and welcoming, and we’ve made lifelong friends with our neighbours.

Now that our daughters are starting their careers and our son is heading to university, it feels like the right time for a new chapter. We hope another family will enjoy this home as much as we have - making their memories in these spaces that have meant so much to us.

What we’ll miss most is how this home has grown with us, adapting to our changing needs while always remaining a place of comfort and connection. It’s been more than just a house - it’s been the backdrop to our family’s story for nearly two decades.”\*

\* 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 principal bedroom suite has the advantage of two walk-in dressing rooms and a large ensuite bathroom with a corner shower cubicle, bath, bidet, wash basin, and low-level WC. The landing has access to a large airing cupboard and a loft ladder providing access to a large, fully boarded loft space considered suitable for further accommodation if desired. Bedroom two is a large double bedroom at the front of the property with a re-fitted ensuite bathroom including a Japanese-style Duravit WC. Bedroom three is a double bedroom facing the frontage, again with a luxuriously appointed ensuite bathroom with a Japanese-style WC and underfloor heating. Bedroom four has delightful views of the rear garden and another well-appointed ensuite bathroom with a Japanese-style WC and underfloor heating, whilst bedroom five is another double room that overlooks the rear and again has a luxuriously appointed ensuite shower room with underfloor heating, and a Japanese-style WC.























## Outside

### Garage, Gardens & Parking

The front of the property is surrounded by a tall, well-tended, hedge for added privacy, and electric gates that provide access to a large blockage drive, which can easily cater for at least 10 vehicles and has access to a detached double garage with an electric door.

There is gated side access on both sides that leads to the rear garden where the total plot measures 0.37 of an acre and has a large terrace at the rear of the house with a glazed canopy providing a perfect retreat during rainy days. The rest of the garden is laid mainly to lawn with some attractively shaped borders, a summer house, a greenhouse, two timber storage sheds, and a raised swimming pool at the far end of the garden, perfect for summer entertaining.







# LOCATION

---

Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants, and pubs. Famed for its public school, the birth of rugby football, and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall, and Draycote Water. With a range of excellent schools, Rugby is ideally placed for a well-rounded education. Equally so for transport too, thanks to its convenient motorway links and speedy rail services to Birmingham, Leicester and London Euston in around 50 minutes. Situated on the northern edge of Rugby, this location combines the relaxation of a semi-rural retreat by the River Avon, with plenty of amenities close by including a new retail park at hand and the Warwickshire countryside beyond.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa Warwick, Stratford upon Avon, Kenilworth, Henley In Arden, and Rugby to name a few. The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km<sup>2</sup>, it runs some 60 miles from north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.







# INFORMATION

---

## Services

Utilities - Mains gas, electricity, water, and drainage.

Tenure - Freehold

Property Type - Detached House

Construction Type - Standard - Cavity Brick

Parking - Large blockage drive, which can easily cater for at least 10 vehicles and has access to a detached double garage with an electric door.

Mobile phone coverage - 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - FTTP Broadband connection available.

Special Notes - There are covenants on the property, please speak to the agent for further details.

**Directions** – Postcode CV22 6JN

**Local Authority:** Rugby Borough Council

**Council Tax Band:** G

## Viewing Arrangements

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

## Website

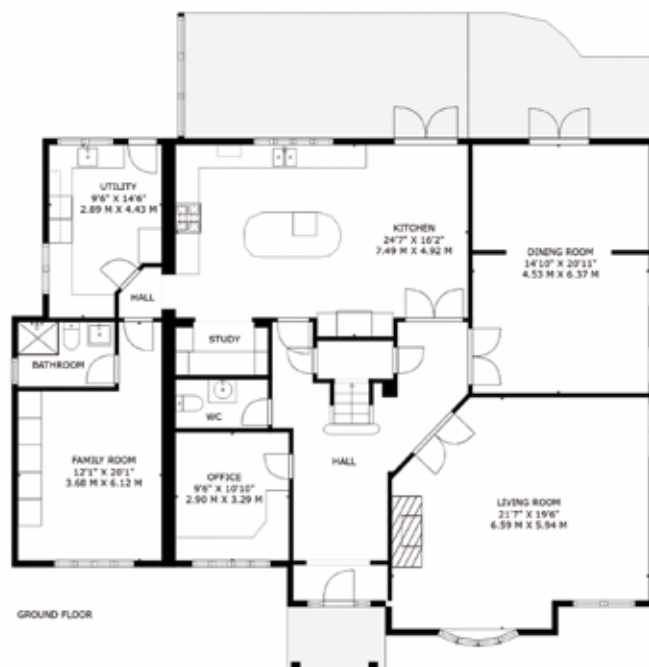
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only







GROUND FLOOR



FIRST FLOOR



GARAGE

GROSS INTERNAL AREA: 3651 sq ft, 340 m2

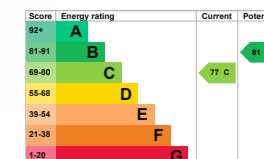
GARAGE: 380 sq ft, 35 m2

OVERALL TOTALS: 4031 sq ft, 375 m2

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

**PRS** Property Redress Scheme

**tsi**  
APPROVED CODE  
TRADINGSTANDARDS.UK



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 10.02.2025

**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

Fine & Country Rugby, Lutterworth and Hinckley  
01788 820070 | 07894 561313 | 07714 515484  
[claire.heritage@fineandcountry.com](mailto:claire.heritage@fineandcountry.com)  
[sam.funnell@fineandcountry.com](mailto:sam.funnell@fineandcountry.com)

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

Fine & Country Rugby, Lutterworth and Hinckley  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820062 | [rugby@fineandcountry.com](mailto:rugby@fineandcountry.com)

