



The Latch
Coventry Road | Thurlaston | Warwickshire | CV23 9JR

THE LATCH



A 2,860 sq. ft. new home on the edge of Thurlaston Village overlooking open fields, with an outstanding kitchen family room at the rear.



KEY FEATURES

The Latch is a beautifully built brand new home on the edge of Thurlaston village in Warwickshire, a few minutes' walk from Draycote Water reservoir. The generous proportions of this house have to be appreciated by an internal viewing. The house has some high-quality fittings throughout with underfloor heating on the ground floor, a large kitchen/family room at the rear of the house with bifold doors, separate pantry, and a large utility room. There are two further reception rooms and a cloakroom, whilst there is a large landing on the first floor with five generous bedrooms, two of which are served by ensuite shower rooms and a luxuriously appointed family bathroom. Outside, the home has plenty of off-road parking with a block paved driveway and a single garage. The mature gardens are private, and the first floor offers views of the neighbouring fields. The Latch will come with a standard new build 10-year warranty, has an electric charging point, gas central heating and solar panels on the south facing frontage. Naturally, with the property being a newly built home, it is offered for sale with no onward chain.

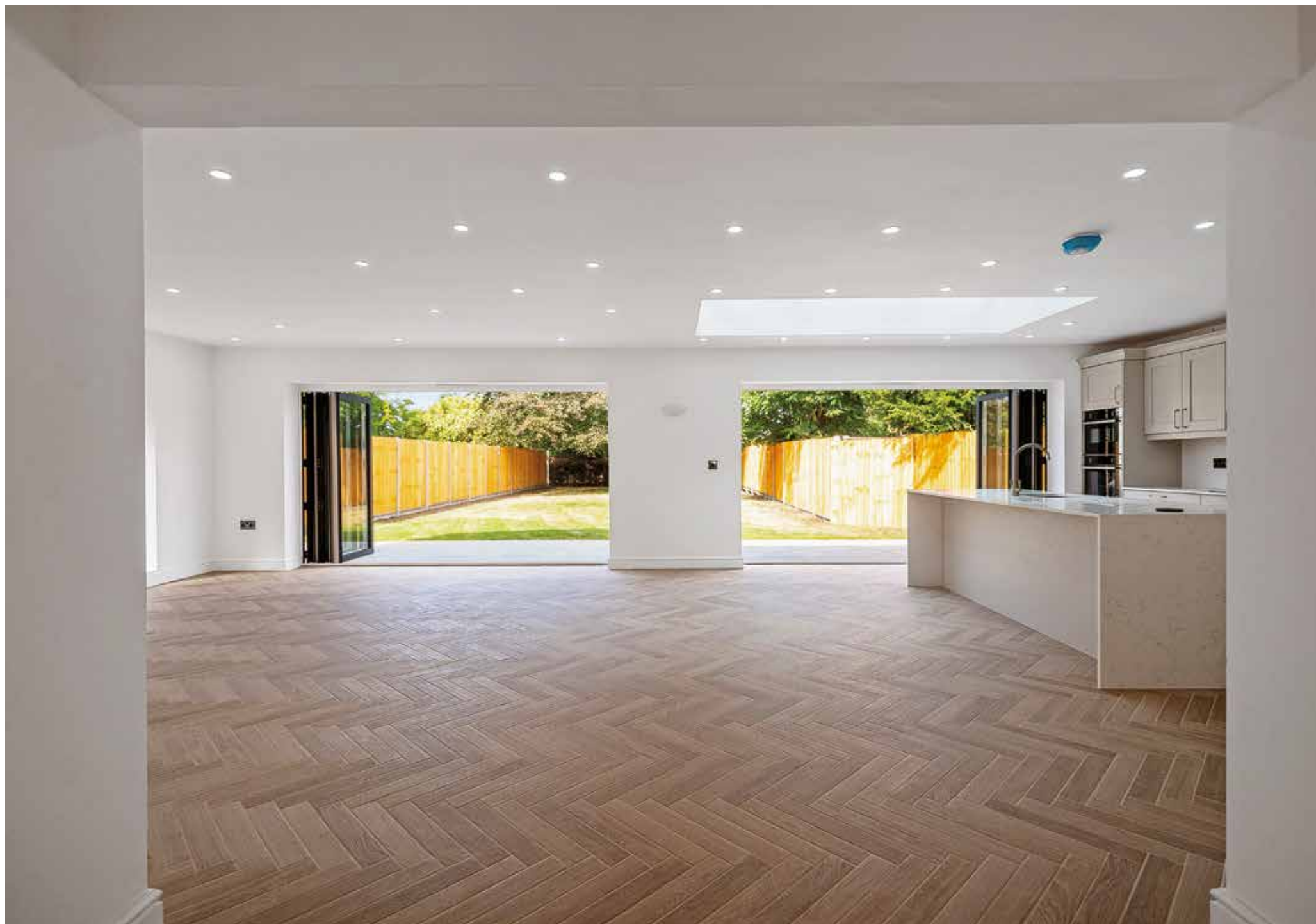
Ground Floor

The Latch has a large entrance hall, with herringbone tiled floor flowing to the rear and the large kitchen/family room. There are two further similar size reception rooms at the front, one with an attractive fireplace and view of the frontage in the other, with a UPVC window to the front and two large and double-glazed opaque windows providing plenty of natural light. The cloakroom has been beautifully appointed, with a separate area offering storage for coats and shoes, whilst across the landing is a convenient plant room with the underfloor heating manifolds, hot water cylinder and electrical consumer unit. At the rear of the house is the stunning kitchen/family room with two sets of bifold doors leading onto the patio, a herringbone tiled floor, LED lighting and a glass canopy roof over the kitchen area. The kitchen has been fitted with a range of Neff appliances high-quality work surfaces and an island unit with a sink, and appliances include a built-in dishwasher, fridge and freezer, induction hob and two ovens. There is a really useful pantry with plenty of storage and a spacious utility room with units that complement the kitchen, and a cupboard housing the central heating boiler. From here there is access to the garden and internal access to the garage.





NOTE: This photograph is a computer generated image and is indicative only. Decorative finishes and fittings do not represent the current state of the property. The room shown in this photography has been virtually staged. It should not be assumed that any contents/furniture are included in the sale*







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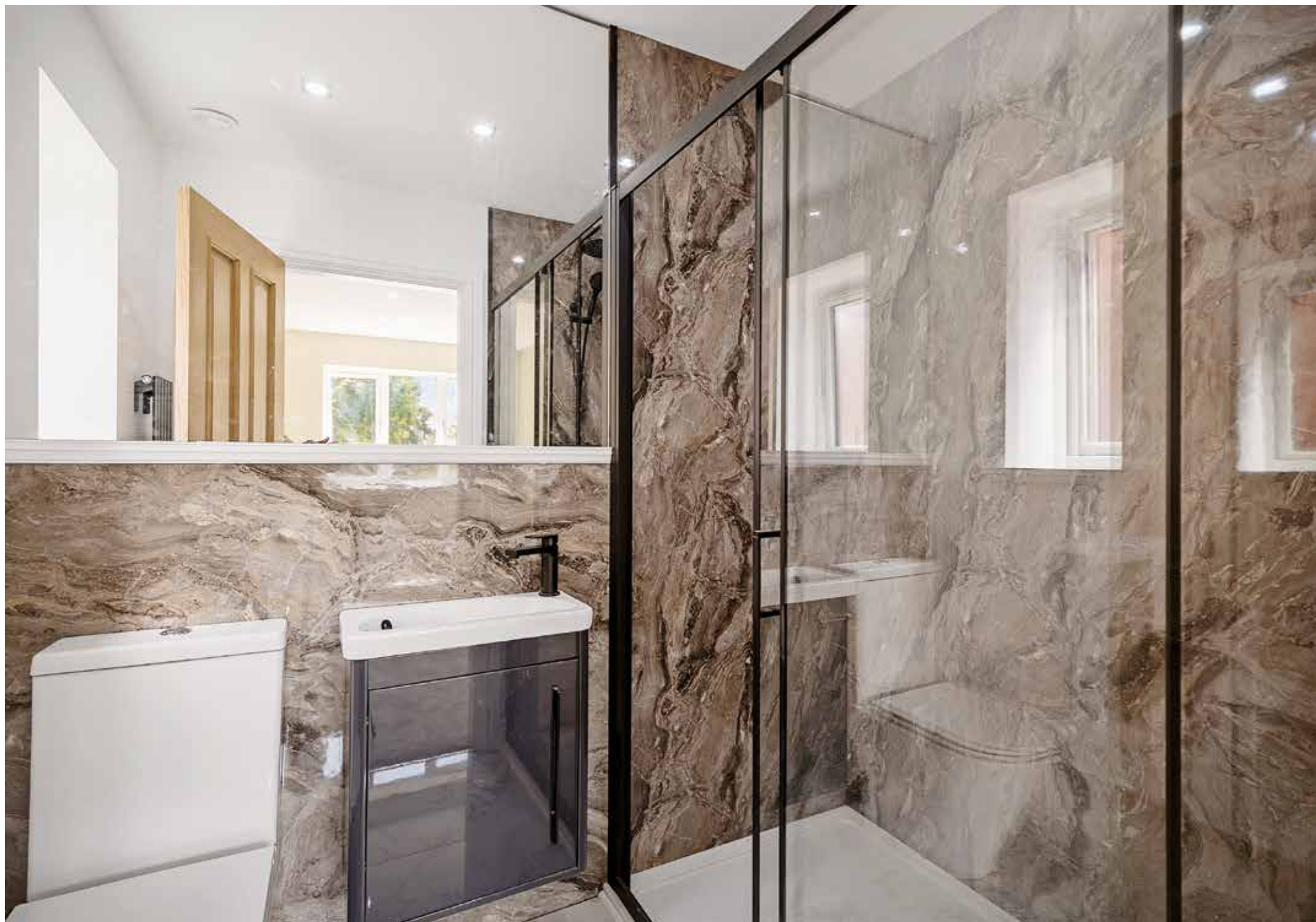




First Floor

For a modern home, this property has generous proportions, with a large and light landing providing access to 5 excellent size bedrooms. There are two double rooms overlooking the frontage, one with a beautifully appointed ensuite shower room. Bedroom four has some delightful views across trust owned fields, whilst bedroom five is an excellent single room or work from home office with views of the garden. The principal bedroom has sliding doors and Juliet balcony taking further advantage of the views at the rear. There is a walk-in closet space and a luxuriously appointed ensuite shower room. The family bathroom has been exquisitely fitted with the panelled bath, wash basin with cabinetry, an enclosed WC, and a large corner shower cubicle.

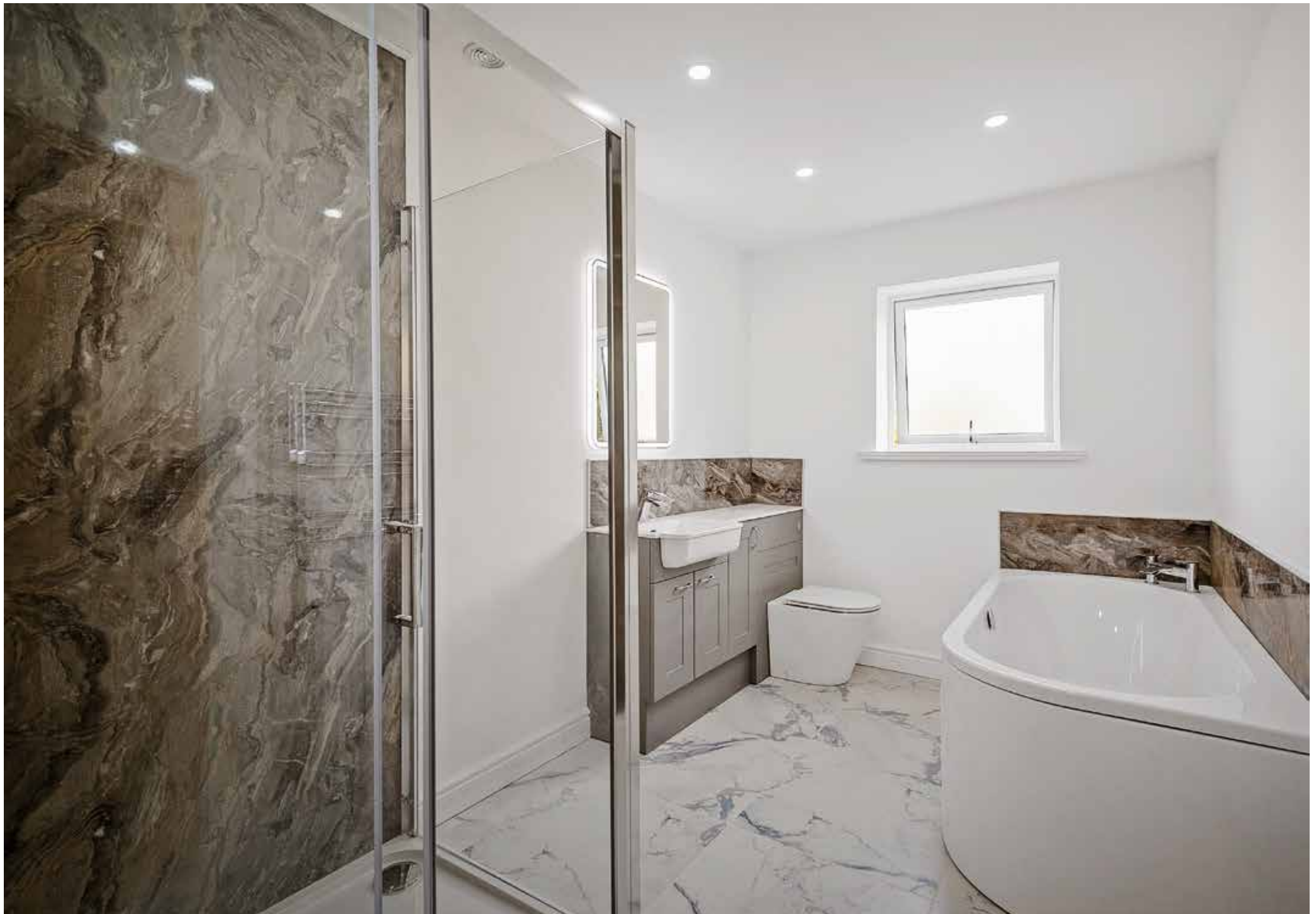






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Outside

Gardens & Parking

The Latch has a shared driveway with the neighbouring new home, Melrose House, with a buff gravel drive that leads to plenty of off-road parking, with block paving, external lighting, and direct access to a single garage with electronic door.

The total plot is approximately 0.20 acres which is generous for a new home. The rear garden overlooks fields and are laid mainly to lawn, surrounded by mature trees and hedges for extra privacy. There is a large patio just off the kitchen/family room, perfect for summer entertaining.





LOCATION

Thurlaston is a small, picturesque village situated in the county of Warwickshire, England. Nestled in the rural heart of the Midlands, it lies close to the towns of Dunchurch and Rugby, offering a peaceful setting while still maintaining good access to local amenities and transport links. The village is characterized by its charming, traditional English countryside feel, with a mix of period properties and open farmland surrounding it.

The community is small and close-knit, with a quiet atmosphere that appeals to those seeking a slower pace of life. Despite its size, Thurlaston has a sense of history and identity, with buildings that reflect its heritage and rural roots. The area is popular with walkers and nature lovers thanks to its proximity to Draycote Water, a large reservoir and country park that provides opportunities for sailing, birdwatching, and scenic walks.

While Thurlaston doesn't have the range of services found in larger towns, it benefits from its location, being just a short drive from Rugby and the M45, which connects to the wider motorway network. This makes it a practical choice for commuters who value countryside living without being too remote. The village offers a peaceful, community-focused lifestyle in a beautiful part of Warwickshire, making it appealing to families, retirees, and professionals alike.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.
EPC Rating – TBC.
Council Tax Band – TBC.
Local Authority – Rugby Borough Council.
Property Construction – Standard – brick and tile.
Electricity Supply – Mains.
Water Supply – Mains.
Drainage & Sewerage – Mains.
Heating – Gas central heating.
Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.
Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.
Parking – Single garage and driveway parking for multiple vehicles. Electric Vehicle (EV) charging point.

Directions – Postcode CV23 9JR

Viewing Arrangements

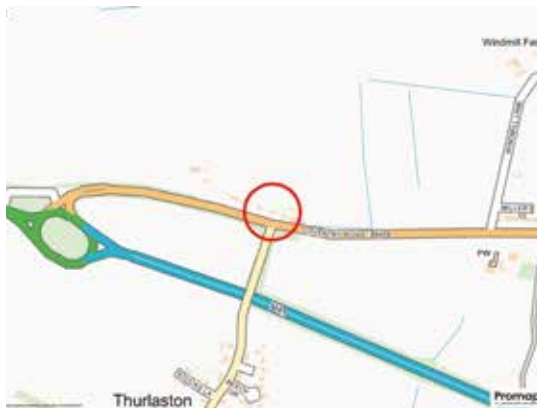
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

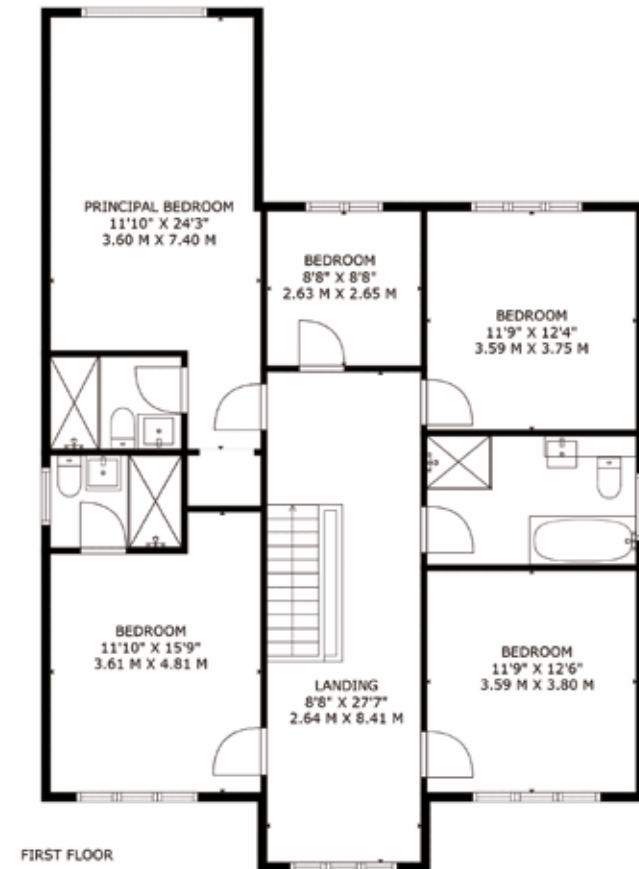
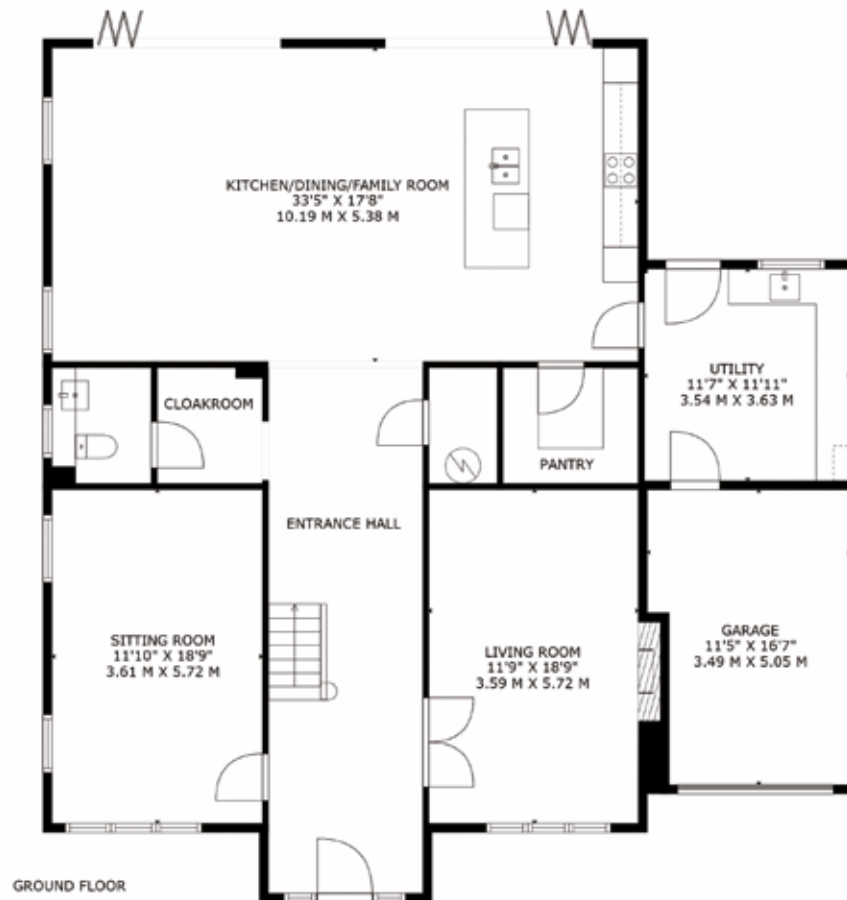
Website

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





GROSS INTERNAL AREA: 2860 sq ft, 266 m²
GARAGE: 178 sq ft, 17 m²

OVERALL TOTALS: 3038 sq ft, 283 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 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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