



Shepherds Hay
Monks Kirby | Rugby | Warwickshire | CV23 0RD

SHEPHERDS HAY



A spectacular modern country home with just under an acre of gardens and paddock, stunning views, and refurbished accommodation offering 3,700ft², in this popular Warwickshire village.



KEY FEATURES

Shepherds Hay was constructed by a renowned local builder in 2003 to a high specification with block and beam flooring under a reed thatched roof, to preserve the character in this pretty Warwickshire village. The house has been extensively modernised with a high spec refitted kitchen, a superb dining room, spectacular entrance hall and a luxuriously appointed ensuite bathroom. The house has had the benefit of a recently constructed orangery with underfloor heating, the double garage has an office above, and the acquisition of neighbouring land has extended the total plot to 0.8 acres. The house has some stunning architectural detail, enhanced by a reed thatched roof, including exposed timbers, exposed herringbone wall and a sweeping staircase within the attractive turret. Shepherds Hay is offered for sale with no onward chain.

Ground Floor

The property has a spectacular entrance hall with sweeping staircase, within the turret, leading to the first floor. The large hall has a vaulted ceiling and exposed herringbone brickwork and timbers. There is high-quality flooring and access to the refitted kitchen, the snug, the study and the sitting room with its attractive Inglenook fireplace. Double doors provide access to the large rear Orangery, which has underfloor heating, glazing and bifold doors, taking full advantage of the rear views of the paddock and gardens.

The kitchen has been beautifully refitted with a stunning range of high specification appliances and fitted locally by Omega kitchens of Lutterworth. There is high-quality quartz work services, a large island unit and breakfast bar, two pop up Neff extractors, two Neff electric ovens, a combination steam oven and microwave, fridge and freezer, dishwasher, two Neff induction hobs and a useful Teppanyaki hot plate. A former double garage has been converted into an attractive dining room, filled with natural light from the two full length windows, perfect for entertaining.











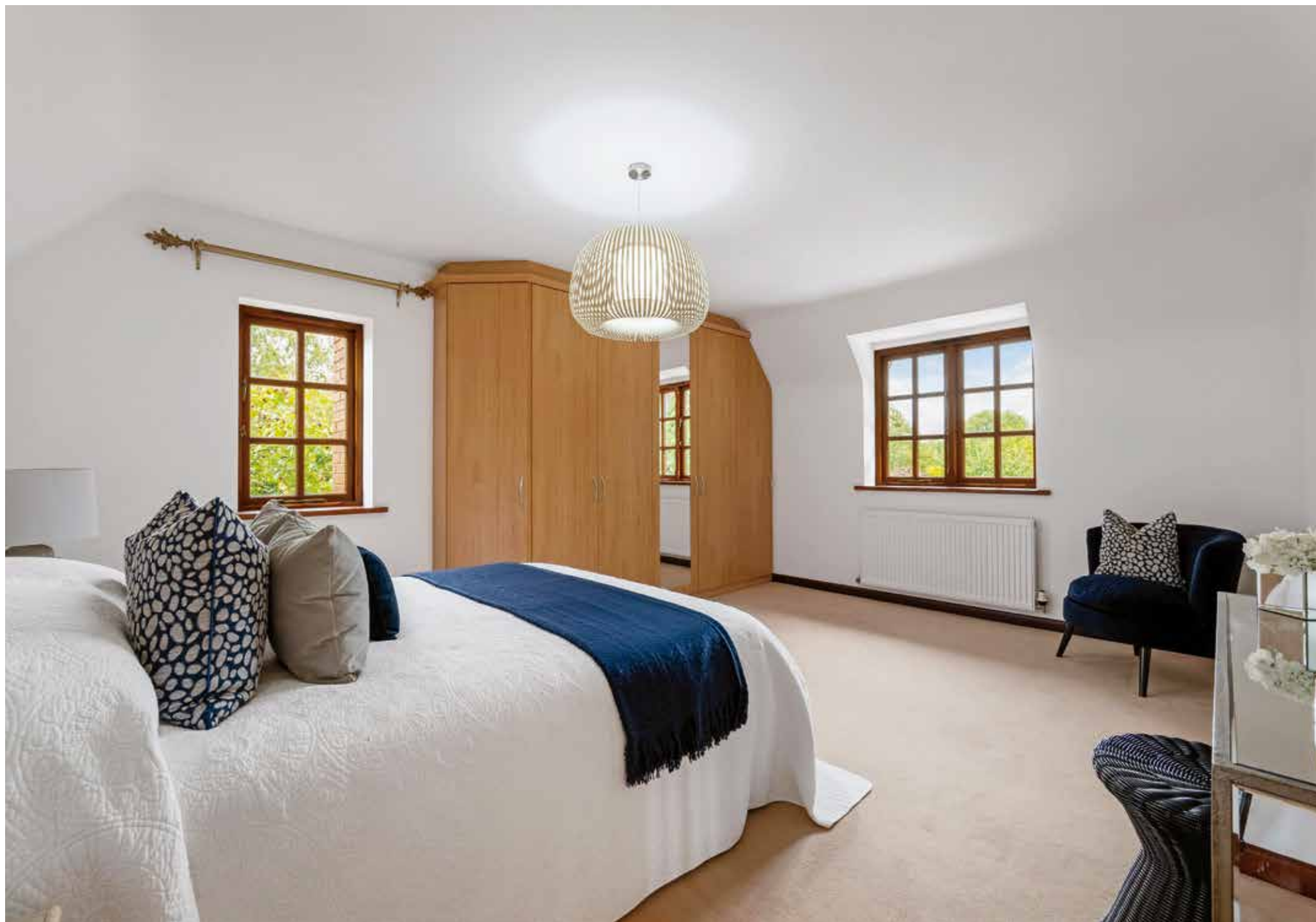


First Floor

The first floor has a stunning galleried landing with access to four bedrooms, family bathroom and linen store. There's a large principal bedroom suite at the front of the house with well-equipped dressing room and door leading to a refitted ensuite bathroom with stunning views over the neighbouring countryside. There are a range of high-quality fittings, including Twin sinks with built-in cabinetry a large corner walk-in shower, freestanding bath and low-level WC and high-quality tiling. Neighbouring bedroom four has built in wardrobes and access to the loft space. Bedroom two has dual aspect views of the rear gardens, an ensuite shower room and built in wardrobes, whilst bedroom three is another dual aspect room with rear views of the gardens and neighbouring countryside. The large family bathroom has separate shower cubicle, freestanding bath, high-level WC, bidet and wash basin and some fine features with exposed timbers and brickwork.

















Outside, Gardens, Paddock & Garaging

The previous owners have constructed a further double garage with linked porch to the main house with two electric up and over doors, and a staircase that leads to a work from home office above with electric heating. There's a small fore garden enclosed with a rope and post fence and gates that lead to a driveway on the left-hand elevation, that leads to the new garage and gardens.

The plot is in the region of 0.8 acres, and the vendors have carefully landscaped the gardens with a variety of shaped borders, pond with water feature, and post and rail fencing which allow some fine views of the neighbouring countryside and a variety of young deciduous and coniferous trees.





LOCATION

Monks Kirby is situated in the Rugby borough of Warwickshire, in the West Midlands region of England. It is approximately 7 miles northeast of Rugby and about 20 miles east of Coventry.

History

The village has a long history, and its name suggests a connection to monastic origins. The “Monks” in Monks Kirby refers to the Cistercian monks who once had a presence in the area. The village’s parish church, St. Edith’s, has Norman origins and is known for its historical and architectural significance.

St. Edith’s Church

St. Edith’s Church is a Grade I listed building and a prominent feature of Monks Kirby. The church dates back to the 12th century, with later additions and renovations. It contains medieval stained glass and other notable architectural features.

Manor House

Monks Kirby also has a historic manor house, Newnham Paddox, which is a Grade I listed building. The manor house has a rich history and is surrounded by picturesque grounds.

Rural Setting

The village is situated in a rural setting, and the surrounding Warwickshire countryside contributes to its scenic charm. The area has traditionally been agricultural, with farming playing a significant role in the local economy.

Community

Like many small English villages, Monks Kirby has a close-knit community. Local events, fairs, and community gatherings contribute to the village’s social life.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – C.

Council Tax Band – G.

Local Authority – Rugby Borough Council.

Property Construction – Standard - brick built construction with block and beam ground and first floor, reed thatch roof.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Gas central heating.

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double Garage and gated block paved driveway.

Special Notes

The property is in a conservation area. The property is subject to restrictive covenants, rights, and easements. Please speak to the agent for more information.

Directions

<https://w3w.co/lovely.framework.nitrate> CV23 ORD

Viewing Arrangements

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

Website

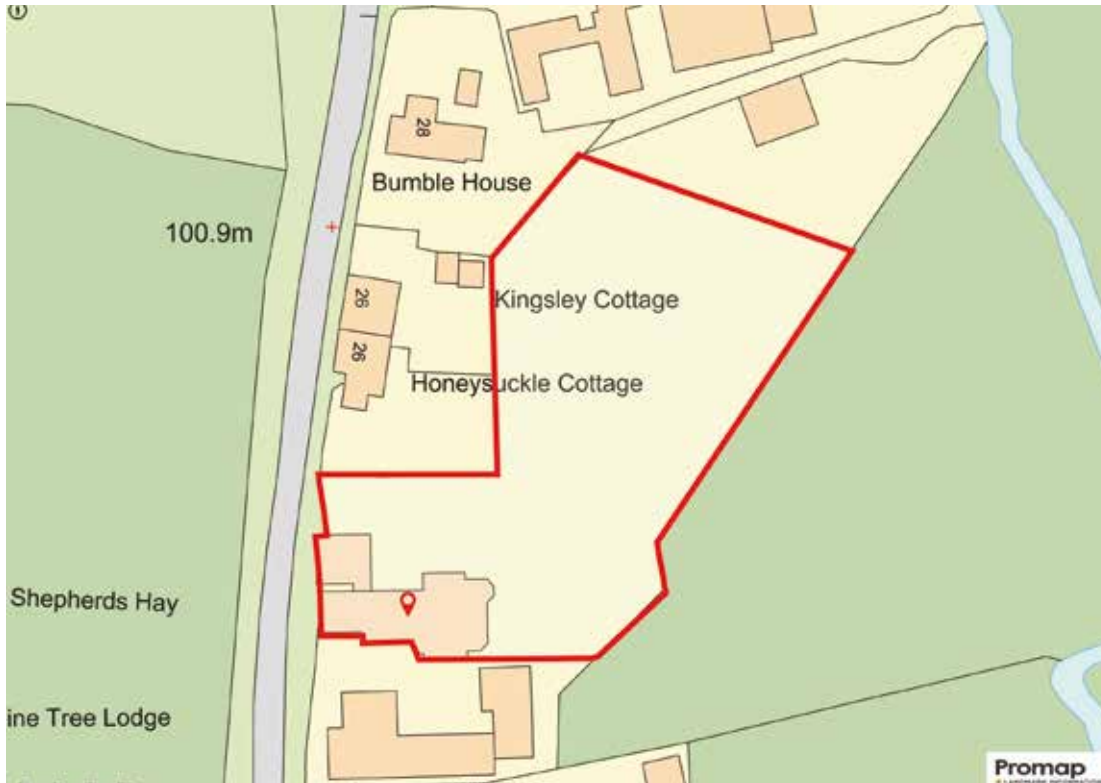
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





Property Redress

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GROSS INTERNAL AREA: 3744 sq ft, 348 m²
LOW CEILINGS & OPEN TO BELOW: 154 sq ft, 15 m²
GARAGE: 392 sq ft, 36 m²

OVERALL TOTALS: 4290 sq ft, 399 m²

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



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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.

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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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