



20 Whittle Close  
Rugby | Warwickshire | CV22 6JR

FINE & COUNTRY

# 20 WHITTLE CLOSE

*A stunning, fully renovated detached home in Rugby, offering 2367 sq. ft. of high-end living with 5 double bedrooms, 3 receptions, a south-facing garden, ample parking, solar panels, and no onward chain.*



# KEY FEATURES

## A Modern, Fully Renovated Family Home in a Prime Rugby Location.

Set on a generous corner plot in the sought-after CV22 postcode, 20 Whittle Close is a truly exceptional detached home that has been thoughtfully extended and fully renovated to the highest standard. Offering 2367 sq. ft. of beautifully finished accommodation, this home is perfectly designed for modern family living.

From the moment you arrive, the property impresses with its extensive driveway, providing parking for six vehicles. Inside, the sense of space and light is immediately apparent. The ground floor features three versatile reception rooms, ideal for formal entertaining, working from home, or creating a snug retreat. A stylish cloakroom and utility space add to the practicality of the layout.

The heart of the home is the stunning open-plan kitchen, dining, and family room – a contemporary space with sleek, high-quality finishes, perfect for both everyday living and entertaining. Large windows and doors open onto the south-facing garden, creating a seamless indoor-outdoor flow.

Upstairs, five generous double bedrooms provide excellent family accommodation. Two of the bedrooms benefit from luxurious en-suite shower rooms, while the remaining rooms are served by a beautifully appointed family bathroom.

The property combines style with substance, boasting a brand-new central heating system, newly installed solar panels, and high-end finishes throughout. With no onward chain, it is ready to move into immediately.









# SELLER INSIGHT

“ When we first discovered this home, it was the location that truly drew us in. The convenience of being within walking distance to highly regarded primary, middle and secondary schools was invaluable as a family, and the sense of safety and community within this small cul-de-sac instantly reassured us. It's a peaceful, tucked-away street with only a handful of homes, where the children could play outside while still being in sight. At the same time, we're close to local shops, parks, Bilton Village, and the A45 – everything is easily accessible without losing that sense of seclusion. The open outlook over the school fields means we're not overlooked, and with the house set back from the road, it feels both private and welcoming. The south-facing aspect brings a natural warmth and light that we have loved every season of the year.

Inside, the house has always felt bright, airy, and adaptable to our family's needs. The open-plan kitchen and snug has been the heart of our home, perfect for both relaxed family time and for hosting friends. The kitchen itself is beautifully finished with high-end details – from the quartz waterfall island and NEFF appliances to the NEFF induction hob with integrated extractor. It's been a real joy to cook and entertain here. The reception rooms offer flexibility, whether for a home office, a playroom, or a more formal sitting room. We love the cosy lounge, especially with the addition of the log burner and bespoke oak mantel. Every room is generously sized, with lots of natural light, and the décor is clean, modern and easy to personalise.

The garden is another space we've truly enjoyed – large yet low-maintenance, with a generous patio ideal for summer gatherings. The wide driveway accommodates six cars with ease, and the garage and loft provide fantastic storage. Details such as bespoke radiators, slim-profile aluminium bi-fold doors, cedar porch, porcelain patio, solar panels and EV charging point have given the house a real sense of quality and forward-thinking design.

Beyond the house itself, it's the community here that makes it so special. The neighbours are wonderful – many long-term residents, friendly and always willing to help. It feels like a place where people look out for one another, and that sense of belonging has been priceless for us.

For us, this has been more than just a house; it has been a welcoming, versatile and stylish home in a superb setting – a place that has given us both comfort and lifestyle in equal measure.”\*



\* 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.

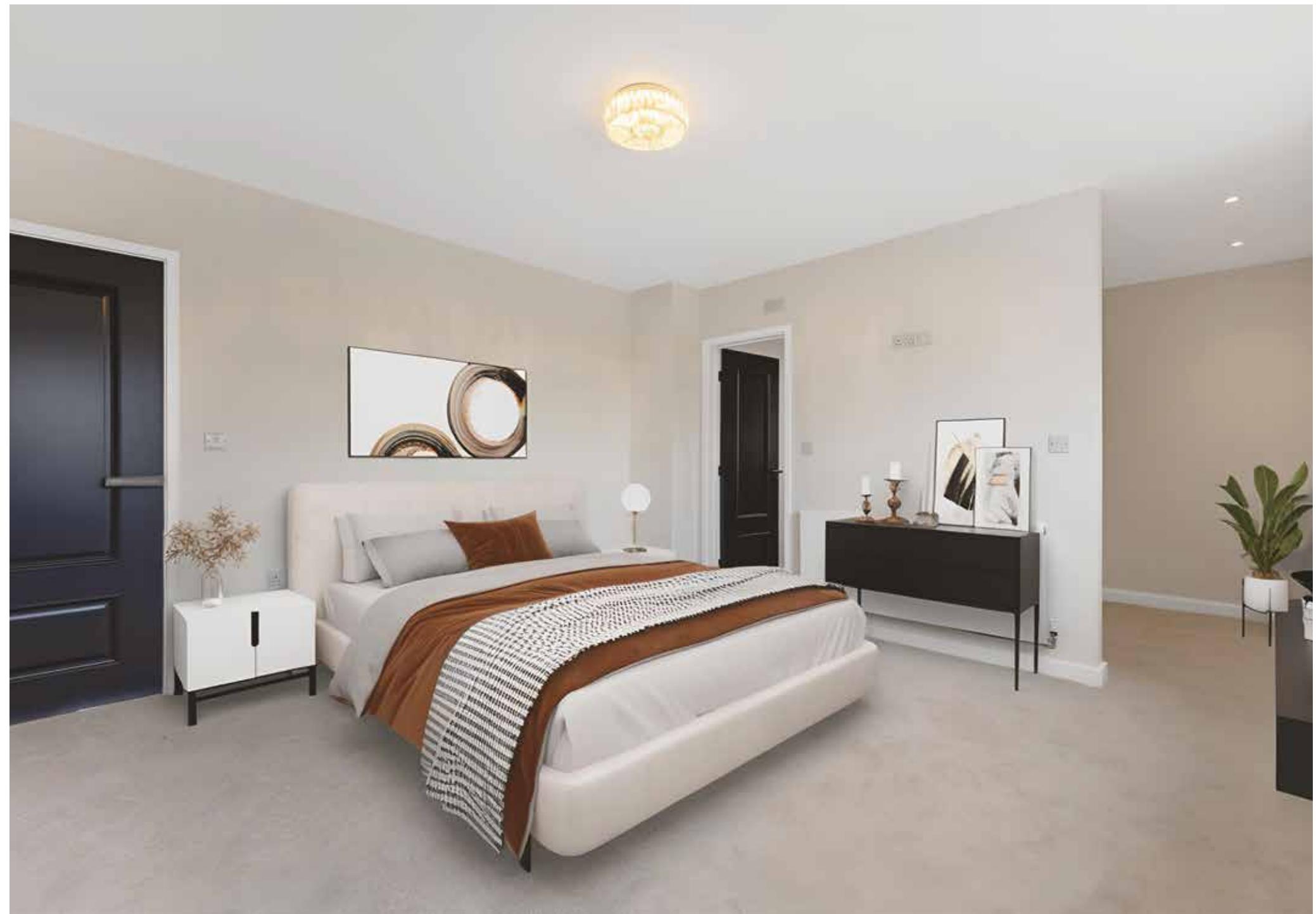














Outside, the landscaped south-facing garden offers the perfect spot for relaxation and entertaining, while the expansive frontage ensures ample parking and curb appeal. The property also benefits from front and rear security cameras and a Ring doorbell, adding both convenience and reassurance.

This desirable home is ideally positioned for families, with a choice of highly regarded schools nearby including Rugby High School, Lawrence Sheriff School, and Crescent School, as well as excellent local amenities and transport links.





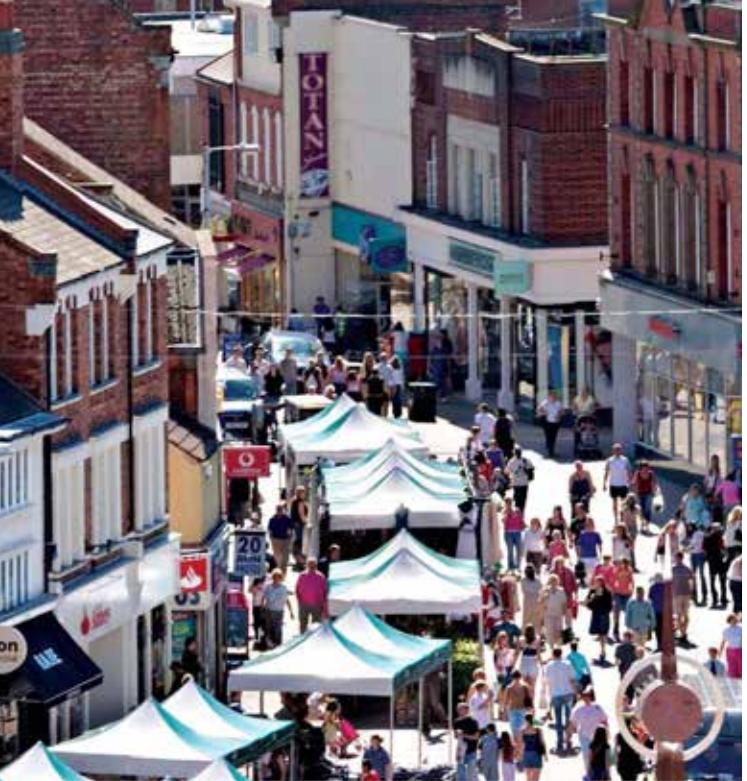


# LOCATION

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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.

Living in Rugby, Warwickshire offers numerous advantages that make it an appealing place to reside. Firstly, Rugby boasts a rich history and a strong sense of community, creating a welcoming and friendly atmosphere. The town's central location provides convenient access to major road networks, making it easy to explore nearby cities and attractions. Additionally, Rugby is home to renowned educational institutions, including Rugby School and Lawrence Sheriff State School, offering exceptional educational opportunities. The direct train connection to London Euston allows for effortless commuting or quick trips to the capital, opening up a world of employment prospects, cultural experiences, and entertainment options. The vibrant market town ambiance, with its bustling market square and a variety of local businesses, adds charm and character to daily life. Moreover, the beautiful Warwickshire countryside surrounding Rugby offers picturesque landscapes and outdoor recreational activities. Overall, living in Rugby combines the advantages of a close-knit community, excellent educational facilities, convenient transport links, and a range of amenities, making it an attractive place to call home.





# INFORMATION

## Services, Utilities & Property Information

Tenure - Freehold.

EPC Rating - C.

Council Tax Band - E.

Local Authority - Rugby Borough Council.

Property Construction - Standard - brick and tile.

Electricity Supply - Mains and solar panels.

Water Supply - Mains.

Drainage & Sewerage - Mains.

Heating - Mains gas central heating.

Broadband - FTTP Ultrafast 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 off-road parking for six vehicles. The property has an electric vehicle (EV) charging point.

Special Notes - The property is subject to restrictive covenants, rights, and easements. Please speak to the agent for more information.

Planning permission - Citizen Portal Planning

## Directions

What Three Words: //rotate.pinks.danger

Postcode: CV22 6JR

## Website

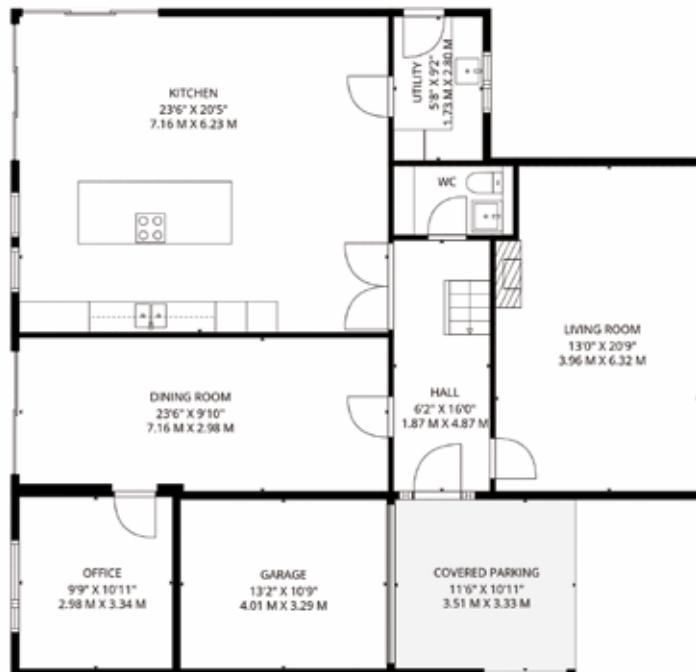
For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

## Opening Hours

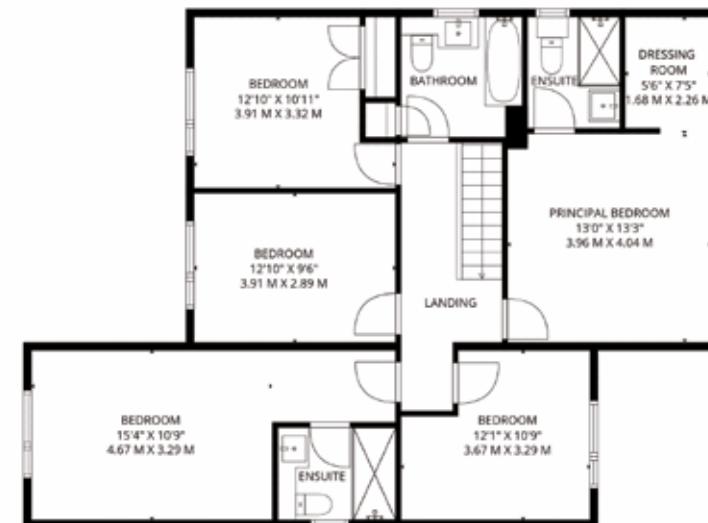
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

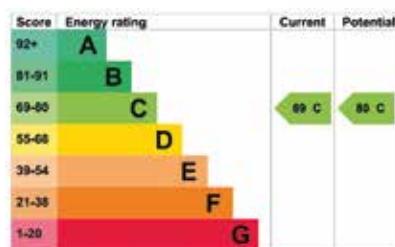
Sunday - By appointment only



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA: 2367 sq ft, 220 m<sup>2</sup>  
COVERED PARKING: 125 sq ft, 12 m<sup>2</sup>  
GARAGE: 142 sq ft, 13 m<sup>2</sup>

**OVERALL TOTALS: 2634 sq ft, 245 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 quoted in metric with imperial equivalents 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 and 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. 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.



## GRAHAM LEE PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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

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