



Robinmead
54 Rugby Road | Kilsby | CV23 8XX

ROBINMEAD



A hugely improved detached home occupying an enviable plot overlooking local farmland.



KEY FEATURES

Accommodation

Robinmead is a superb family home situated in the village of Kilsby on the Northamptonshire/Warwickshire borders and over the years has been dramatically improved from its original origins as a detached bungalow. The house has now been extended significantly to include five well-proportioned bedrooms, a refitted family bathroom and an ensuite shower room on the first floor, whilst the ground floor has a large sitting room with log burner, entrance hall, kitchen breakfast room with island unit and access to the garden, a neighbouring dining room, playroom, utility room and cloakroom. The welcoming entrance hall leads off to the sitting room, which has attractive flooring, windows to both aspect and patio doors that lead to the garden. The log burner is perfect for those winter evenings and neighbouring this room is the kitchen breakfast room which truly is the heart of the house, with its island unit, views of the garden and quality fittings and appliances throughout. The kitchen opens up onto the dining room with views to the front, whilst the utility room leads to the cloakroom and the useful playroom, which provides access to the gardens. The first floor offers super views from some of the key bedrooms, including the principal bedroom with its built-in wardrobes and refitted ensuite shower room.









SELLER INSIGHT

“ From the moment we first stepped through the door, we were captivated by the view. The gentle sweep of ridge-and-furrow fields, the train line gliding quietly in the distance, and the way the sun moves across the garden in summer and filters into the living spaces in winter, those were the things that made this house feel instantly special. It felt like a warm, inviting place to raise our family, with space to spread out yet still feel wonderfully connected.

The kitchen quickly became the heart of our home. It's where we spend most of our time cooking, gathering for breakfast and dinner, and drifting freely between the indoors and outdoors with the back door open. This easy flow is one of the things we've loved most about living here.

We've taken great pride in caring for and gradually upgrading the house, always with attention to quality. Over the years we've refreshed lighting in several rooms, replaced fencing on two sides, added a secure and attractive gate, upgraded the oil tank for safety and longevity, and improved the loft to make it bright, tidy and truly useful, ideal for storage or for someone with more creative plans. Every improvement has been made thoughtfully to enhance the comfort and longevity of the home. Life here fits effortlessly around our routines and values. Our children's football and gymnastics classes are just minutes away on Kilsby Lane, and their swimming lessons at Rugby School are an easy drive. We've loved having fantastic food options close by, from sourdough pizzas at Houlton Paddle to a wide choice of restaurants delivering to our door. At the same time, we've enjoyed the peacefulness of village life, never having to sacrifice the convenience of nearby supermarkets, vets, car washes and everything else a busy family needs.

The garden has been one of our greatest joys. Our apple, pear, fig and plum trees have rewarded us with incredible harvests, and we will miss those deeply. The garden is also a perfect space for entertaining, relaxing or playing football with the kids, always with those calming views and complete privacy.

Because the house has so many bedrooms, it's been a wonderful place to host. We've welcomed friends and family for holidays, long weekends and spontaneous visits, and the home has been the backdrop to many of our favourite memories.

The sense of community here has been a true gift. We've formed strong connections with several neighbours, sharing drinks, dinners and countless cups of tea. Our kids have grown up playing together, and the older ones have been brilliant babysitters and dog sitters when needed. We look after each other's bins, parcels and spare keys. It's everything you hope 'village life' will be. The village itself is incredibly welcoming and resourceful, with an active parish council that organises events throughout the year, from a Christmas panto and Advent treasure hunt to Halloween parades and more. The recently upgraded village playground, only a few minutes away, is a particular favourite with the kids.

The location balances rural charm with everyday practicality. The community shop, two village pubs and the short drive to Hillmorton's wider selection of amenities have all been huge advantages.

If we had one piece of advice for the next owner, it would be to spend as much time outdoors as possible. The back garden is a sanctuary, perfect for hosting, unwinding, or simply taking a quiet moment with a cup of tea and a book. The views soothe, the privacy comforts, and the space invites you to slow down and enjoy village life at its best.*

* 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, Parking, Garage & Gardens

The 0.14 acre plot is particularly appealing with far reaching views across open farmland to the side and rear. The attractive rear gardens are particularly appealing with a variety of flower beds, lawns hedging and a large patio across the rear elevation providing a peaceful place to entertain in the summer months. The garden is sheltered by a large oak tree which has a Tree Preservation Order, whilst the frontage features newly installed entrance gates, a gravelled parking area and access to a double garage, with electric up and over door. The house also has the advantage of an electric charging point for vehicles.





LOCATION

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire & Northamptonshire borders. The village itself has The Red Lion and The George public houses, a community owned village shop, a village preschool and primary school, recreational field and many social activities to include a tennis club, horse riding, two book groups, village magazine and a very active village hall. There are also grammar schools nearby in Rugby namely Lawrence Sheriff and Rugby High. There are also good independent schools at Bilton Grange, Princethorpe College and of course the famous Rugby School within a few minutes' drive. The village has a typical mix of post-war properties as well as many attractive period houses, day-to-day shopping needs can be found in the neighbouring market towns of Rugby and Daventry where there is a wide range of shopping. Milton Keynes, Coventry, Birmingham and Leicester are all less than an hour away by car. The excellent road networks surrounding Kilsby give immediate access to the A5, A14, A361 as well as the extensive motorway network. There are train services from Long Buckby and Rugby where Avanti Trains provide a high-speed service into Euston in well under an hour.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – E.

Council Tax Band – D.

Local Authority – West Northamptonshire Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Mains.

Heating – Oil fired central heating. There will be maintenance costs involved– please speak with the agent for further information.

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 – Double garage and driveway parking. The property has access to an electric vehicle (EV) charging point.

Special Notes – The property is subject to historic covenants. A tree within the boundary of the property is subject to a Tree Preservation Order (TPO). Please speak with the agent for more information.

Directions – Postcode CV23 8XX

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





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.

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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.

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