



The Stables  
Biggin Hall Lane | Thurlaston | Rugby | Warwickshire | CV23 9LD



# THE STABLES



*The pretty village of Thurlaston is set amidst the stunning rolling countryside of Warwickshire with views across Draycote Water. Here, along a quiet road with no through traffic, stands this remarkable detached, spacious, family home, sitting in 0.88 of an acre surrounded by wonderful views.*







# KEY FEATURES

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## Ground Floor

You enter the home through a glass panelled wooden door, leading you into the Hallway, which has tiled flooring and wall mounted radiator. It has three further doors from here leading to a double garage, kitchen and to the rear garden. The hallway also has stairs rising to the first floor.

As you enter the Kitchen from this direction you can immediately see the views of the garden from the floor to ceiling window to the rear of the kitchen. The Kitchen has a built-in electric hob with a double oven below, it also has a built in Arga oven. The Kitchen has a range of draws with cupboards below and above the worksurfaces, a one and a half composite basin. There is also a central island with granite worktops and a breakfast area. There is a Reception room leading off the kitchen, which has a second staircase rising to the first floor with windows overlooking the rear garden with a door leading to the front garden. It has a dado rail, exposed beams, and wall mounted radiator. The Cloakroom has a low-level W/C and a wall mounted hand basin with tile splash backs above.

The Office is to the rear of the property with a window, and wall mounted radiator, and the Snug is to the front of the house which also has a wall mounted radiator and window to the front.

Coming back through the Kitchen you enter the Dining Room which has two wall mounted radiators, exposed brick features, exposed beams to the ceiling, open plan into the Conservatory area and a stunning fireplace with brick hearth and a cast iron feature surround. The Conservatory really takes advantage of the wonderful views over the garden and is off uPVC construction with a brick base.









# SELLER INSIGHT

“ This magnificent, enchanting, large family home is set in an enviable location overlooking Draycote Reservoir, with far reaching views onto the spectacular local countryside. Its rural setting enjoys the absolute best of both worlds being close to several delightful locations for day-to-day requirements, and within easy reach of a network of excellent road, rail and air links to all parts.

Originally a large stable which was inspirationally converted into a domestic dwelling some years ago and which has been the much treasured, individual, family home for its present owners for thirty years. Several original features are cleverly retained, not least of which are its beams. Space is plentiful with its well-equipped kitchen being the centre of family life, alongside a versatile layout offering many options for quiet times or large gatherings of friends and family. One distinctive feature is its first floor sitting room, with a spacious balcony, overlooking the sparkling water – a very special, tranquil, room, particularly to enjoy the magical views and watch the seasons unfold. Very much a functional family home, and the favoured venue for Christmas celebrations when the generations come together.

The house sitting amidst its superb, mature, garden, has the combination of such a brilliant house and garden. It does have a special ambience and has been the perfect venue for many parties alongside other social events. One special, occasion being a milestone birthday for a family member when the event was topped with an evening firework display and which, with the backdrop of the lake, was a fitting end to a magical event.

It is just a few minutes' drive into the friendly village for essentials. but larger shops are located nearby. There is an outstanding choice of schools, both state and independent all conveniently located. The golf course is on the doorstep, with Draycote Reservoir offering a host of leisure pursuits, including sailing, walking, cycling, and birdwatching. Rugby is remarkably close as are other locations such as Leamington Spa, Warwick, and Stratford.

A wonderful family home in an exceptional location and one which provides an outstanding quality of life for whoever decides to live here.\*

\* 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.































# KEY FEATURES

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## First Floor

There are two staircases to this home, as we go up the one in the entrance hall this leads to the first landing which serves the Main bedroom and Bedroom two. The Main Bedroom has dual aspect windows and a wall mounted radiator. The en-suite bathroom has a bath with shower over, low level WC, pedestal hand basin with tiled splashbacks.

Bedroom two has two double built in wardrobes with dual aspect windows and a wall mounted radiator.

The two further double bedrooms are positioned to the other side of the home and are served from the second landing, which also has another shower room consisting of a corner shower cubicle, low level WC and a pedestal hand basin.

Both bedrooms have wall mounted radiators with one having views to the front gardens and the other with views to the rear garden. The last but final room to the upstairs is Living Room which sits centrally to the upstairs of the property. It has been positioned to take full advantage of the views to the garden and the beautiful Draycote Water. The Living Room has a vaulted ceiling with exposed beams, a feature fireplace with brick hearth and a cast iron feature surround. To the front, it has a door leading to the balcony again to maximise the views to the front of the property.











# KEY FEATURES

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## Outside

The Stables is set within a 0.88 of an acre. The delightful gardens are broken up into lawned sections and paved patio areas with gazebos, raised borders, shaped conifers and intricate pathways that lead their way around the garden, this in turn is surrounded by a variety of fencing and hedging. There is a five-bar gate leading to the private driveway and outside lighting and tap. The fore gardens are particularly impressive with the views of Draycote Water.











## LOCATION

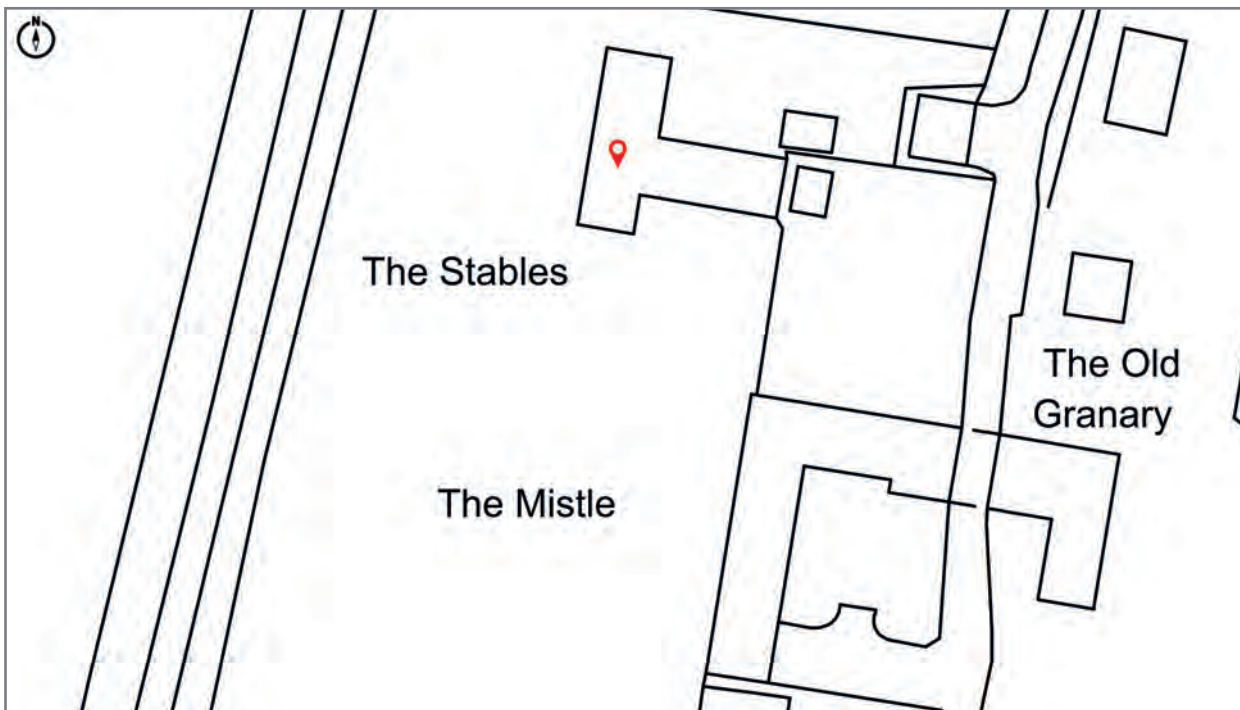
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The property is tucked away in the attractive village of Thurlaston, which is a no- through village with around 150 dwellings. The village is situated just a mile from Dunchurch where there is a good range of day-to-day facilities and just five miles from the centre of Rugby. Draycote Water can be accessed from a path in the village and Whitefields Golf Course forms the other boundary to the village making this an ideal rural retreat. There are more extensive shopping facilities in Rugby, Southam, Daventry, Coventry and Leamington Spa and there is a high-speed train service from Rugby to Euston in under 50 minutes. There is also easy access to the extensive road networks making commuting less onerous Private education is available at Rugby School, Bilton Grange as well as in Leamington, Bloxham, Princethorpe and Warwick with excellent Grammar schools available in Rugby.









# INFORMATION

## Services

Mains gas, mains water, electricity and broadband are connected.

## Local Authority

Rugby Borough Council

Council Tax Band G.

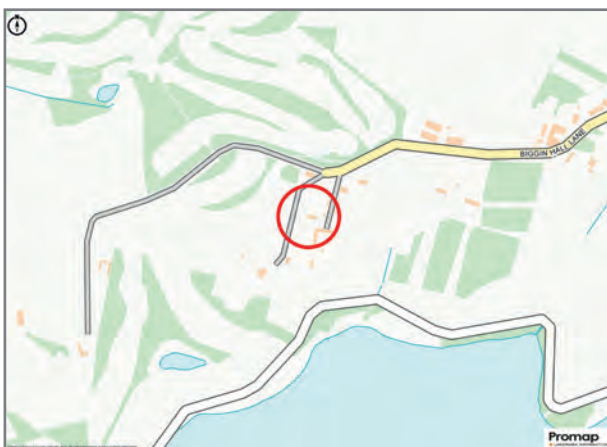
## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01788) 820062.

## Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A++ (1-10%)                                 |         |           |
| A+ (11-15%)                                 |         |           |
| A (16-20%)                                  |         |           |
| B (21-25%)                                  |         |           |
| C (26-30%)                                  |         |           |
| D (31-35%)                                  |         |           |
| E (36-40%)                                  |         |           |
| F (41-45%)                                  |         |           |
| G (46-50%)                                  |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## The Stables, Biggin Hall Lane, Thurlaston, Rugby

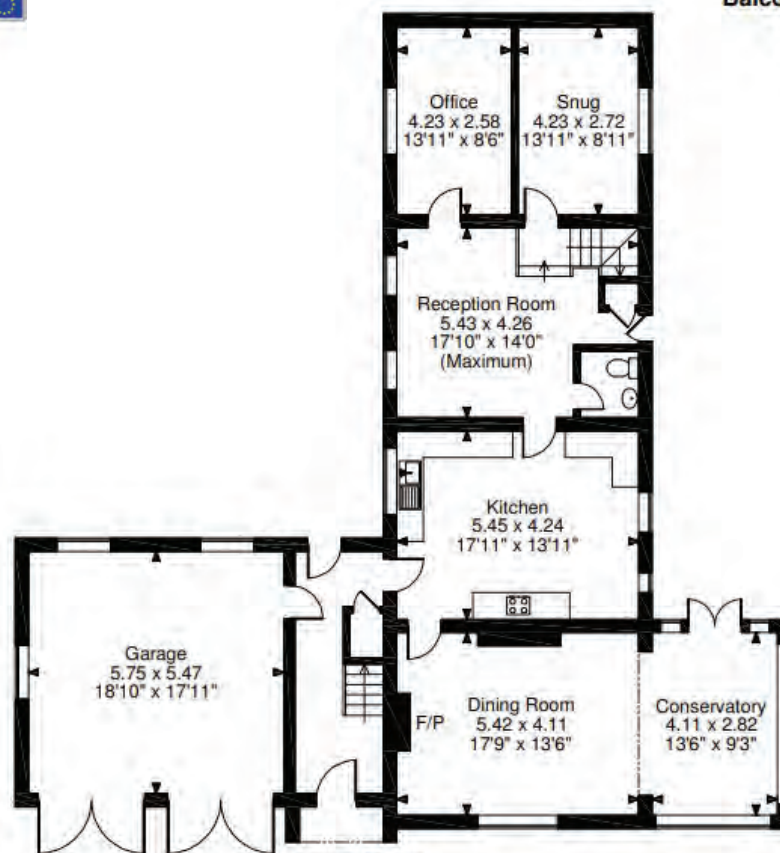
Approximate Gross Internal Area

Main House = 2811 Sq Ft/261 Sq M

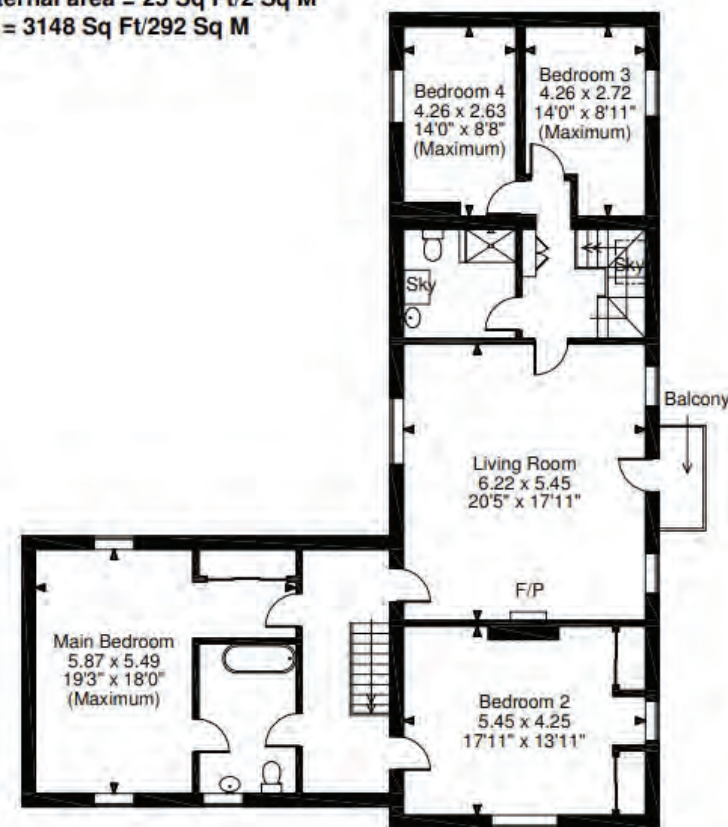
Garage = 337 Sq Ft/31 Sq M

Balcony external area = 25 Sq Ft/2 Sq M

Total = 3148 Sq Ft/292 Sq M



Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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THE FINE & COUNTRY  
FOUNDATION

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