



Church Farm  
Main Street | Harborough Magna | Rugby | CV23 0HS

FINE & COUNTRY



# CHURCH FARM



*Nestled in the heart of the village, Church Farm exudes a timeless charm that effortlessly blends the best of old-world character with modern comfort. This 19th-century brick-built gem welcomes you with its warm and inviting ambiance, making it the perfect retreat for families seeking a harmonious blend of cosiness and spaciousness.*





# KEY FEATURES

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Step inside and discover a home that seamlessly marries the elegance of yesteryears with the practicality of today. Meticulously restored period features, from the panelled doors to the original cornices and fireplaces, whisper stories of a bygone era. Yet, modern touches abound, with Aluminium double glazed windows and efficient boilers ensuring a snug and energy-efficient environment.

The heart of this family abode lies in its spacious kitchen, where a five-oven, controllable Aga stands as a testament to both style and functionality. Throw open the bifold doors, and let the living space flow effortlessly into the garden terrace, inviting the outdoors in.

With a study bathed in dual light and a drawing room boasting an elegant stone fireplace, each room tells its own unique story. The contemporary extension, adorned with roof lanterns and bifold doors, seamlessly integrates with the garden, creating a versatile family/garden room. The bespoke Frazer James kitchen is a culinary haven, marrying oak-fronted cabinets and corian-style tops with modern amenities, while the sitting area exudes comfort and charm.

Practicality meets luxury in the large utility room, a nod to country living with its abundant storage and thoughtful layout. Upstairs, a spacious landing welcomes you, leading to the principal suite that is sure to steal your heart. With a dressing room, ample storage, and a triple-aspect vaulted bedroom, this sanctuary offers views of the church and a glazed Juliet balcony.

Four more double bedrooms, all with high ceilings and wardrobes, beckon with their own distinctive allure. En suite shower rooms and original fireplaces add to the individuality of each space.













# SELLER INSIGHT

“When we first set eyes on this home, it was like a breath of fresh air. Its unique character and the abundance of natural light from those high ceilings were instant attractions. It's a place where family gatherings feel just right, and the mature garden adds a touch of serenity. And despite being right in the village centre, it's wonderfully quiet with no main roads to disrupt the peace. Parking? Never a problem. It's got plenty of space for everyone.”

“Living here has been a true pleasure. It's remarkably peaceful and private, yet it's right at the heart of the village. This house just fits like a glove. There's room to work from home, to study, and to pursue hobbies. Whether it's the cozy warmth in winter or the refreshing coolness in summer, it adapts perfectly. And the storage? It's a dream come true. Plenty of space to entertain, too. We start in one room and end up in another. The children have their own space to gather with friends without a hitch.”

“We've put our own touch on this living space. Converting the cellar opened a world of possibilities, and with extra bedrooms, we carved out a special study for our university-bound children. It's a testament to the adaptability of this home.”

“The neighbourhood is a gem. There's a palpable sense of community, with activities ranging from quiz nights to yoga. The local pub? It's like an extended living room, with great food and themed nights. Footpaths for dog walking, a canal just a short stroll away, and excellent schools nearby. The transport links. They're a commuter's dream.”

“This house has seen its fair share of celebrations. From our daughter's 21st transformed into a Formula One extravaganza to festive Christmases and New Year parties, it's been a stage for unforgettable memories.”

“The surroundings are just as wonderful. Good footpaths lead to charming pubs in the nearby villages. And being nestled between Coventry and Rugby means a wealth of entertainment options, from theatres to cinemas. As for dining out, the options are endless, from the Grey Goose in Gilmorton to Casa Loco in Rugby.”

“This home has made our daily routines a breeze. Working from home? Effortless. Welcoming family and friends? It's never been easier. And parking? There's space for everyone, every time.”

“The play of natural light throughout the day is something truly special. With high ceilings and plenty of windows, it feels like living in a sun-drenched oasis. The patio in the garden is a favourite spot, basking in sunlight all day, weather permitting!”

“The garden is a masterpiece, bursting with mature plants, fruit trees, and even an apple tree with mistletoe. Spring brings a riot of color with over 300 bulbs. Traditional roses and a bountiful grapevine add to the charm. The lawn and swings? They're a hit with family and visitors. And the separate patio areas? They're perfect for soaking up the sun anytime you please.”

“The neighbours are not just friendly, but they're also respectful of privacy. Our closest neighbours have been here for years. New owners will be warmly welcomed, and they'll have the choice of how involved they want to be in village life.”

“We've invested in this home to ensure it's in top-notch condition. From a basement conversion to high-specification windows, no effort was spared. Even the roof was given a thorough check after some winter storms. It's been a labour of love.”

“This home is a reflection of our lifestyle and values. It's a sanctuary for a bustling life, with space for work, study, and entertaining. Close to London and other travel links, it's a hub for adventure. Whether it's a large gathering or a quiet family moment, this house feels just right.”

“So many cherished moments have unfolded within these walls. Birthdays, Christmases, graduations - they've all been marked with joy and celebration. The Aga has been a central figure in our culinary adventures, and the house itself has witnessed the growth of families and friendships.”

“To the future owner, I'd say embrace the flexibility this home offers. With so much space, you have the freedom to shape the rooms to suit your unique needs and desires. And as far as we know, there are no major projects looming. You might even consider making use of the ample garden space for a special addition, like a garden room or greenhouse.”\*

\* 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, a detached double garage and a garden WC provide both convenience and functionality. The block-paved drive and electric gated access offer secure parking, while the large terrace off the kitchen invites seamless indoor-outdoor living. The lawned garden, embraced by mature birch, yew, and pine trees, completes this idyllic family haven.

Welcome to Church Farm, where character meets modernity, and spaciousness embraces coziness—a family home that promises comfort, style, and memories in the making.







# LOCATION

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Nestled in the picturesque village of Harborough Magna, this is more than just a place to live—it's a community where families thrive. With amenities like The Old Lion public house and the Early Birds Nursery, the village exudes a welcoming charm that embraces both young and old.

For your little ones, education is just around the corner at The Revel in nearby Monks Kirby, boasting a nurturing environment for junior schooling. And for the tiniest members of your family, the 'outstanding' reception unit in Brinklow provides a stellar start to their educational journey.

As for daily conveniences, Harborough Magna is strategically positioned near Brinklow, Pailton, and Easenhall, offering an array of local amenities that cater to every need. For a broader shopping experience, Rugby town centre is a mere 4 miles away, ensuring that everything you require is within easy reach.

Commuting is a breeze, with Rugby town centre providing access to Euston, London in under 55 minutes. This means you can seamlessly balance the tranquillity of a rural Warwickshire home with a bustling job in the City. Fast access to the A5 at Pailton, as well as proximity to the M1, M6, and A14, grants immediate entry to the motorway network, ensuring you're well-connected to all directions. And for those jetsetters, Birmingham international airport is just a short drive away.

Education is a priority here, with an excellent selection of both state and private schools in Coventry, Warwick, Princethorpe, and Bilton. And let's not forget the world-renowned Rugby school, providing a legacy of academic excellence for generations.

Welcome to Harborough Magna—a village that isn't just a place to live, but a place to truly call home, where family values and modern conveniences seamlessly coexist. This is where memories are made, and futures are shaped.









# INFORMATION

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## What Three Words

reckoned.sculpture.lingering

## Services

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

## Local Authority

Rugby Borough Council

## Viewing Arrangements

Strictly via the vendors sole agent Graham Lee on (0777 337 2667).

## Opening Hours

|                  |                   |
|------------------|-------------------|
| Monday to Friday | 9.00 am - 5.30 pm |
| Saturday         | 9.00 am - 4.30 pm |



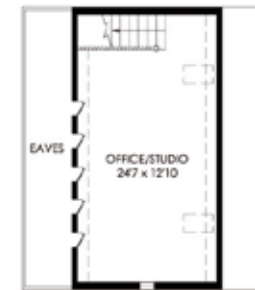
# CHURCH FARM HARBOROUGH MAGNA



CELLAR



OUTBUILDING  
GROUND FLOOR

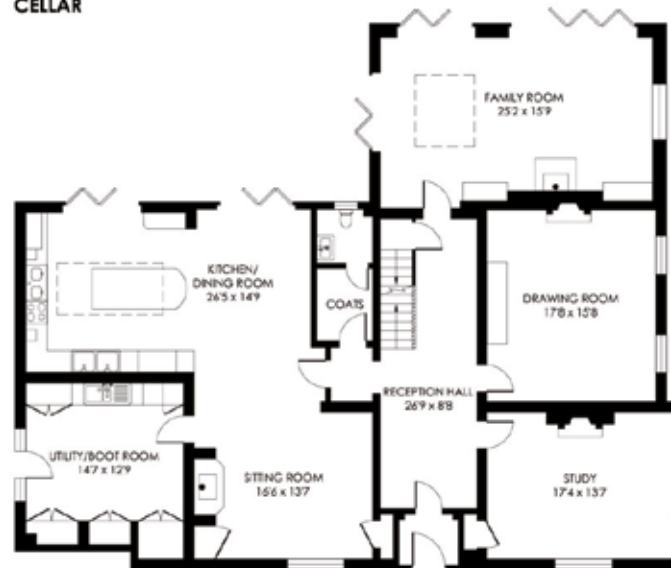


OUTBUILDING  
FIRST FLOOR

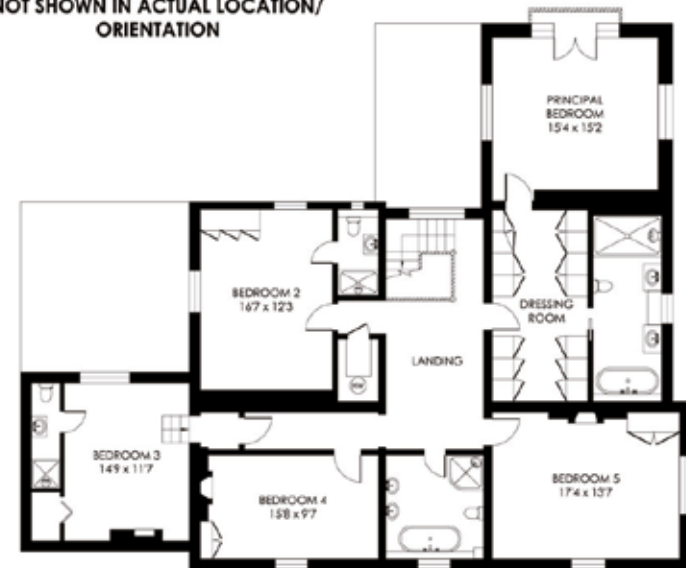


--- RESTRICTED HEAD HEIGHT

NOT SHOWN IN ACTUAL LOCATION/  
ORIENTATION



GROUND FLOOR



FIRST FLOOR

APPROXIMATE GROSS INTERNAL FLOOR AREA  
MAIN HOUSE : 4748 SQ FT  
OUTBUILDING : 872 SQ FT  
TOTAL AREA : 5620 SQ FT

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |







# FINE & COUNTRY

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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

Fine & Country  
07773 372667  
rugby@fineandcountry.com

Graham has worked in the estate agent industry for two decades. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

*We value the little things that make a home*

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](https://fineandcountry.com/uk/foundation)



Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
Liz: 07811 121363 | Nicola: 07976 453573 | rugby@fineandcountry.com

