



Morning Calm House  
Bourton Lane | Birdingbury | Rugby | Warwickshire | CV23 9QP

# MORNING CALM HOUSE



*A simply stunning, renovated, detached home with the highest quality of fittings, 3500 sq. ft. of accommodation and views over rolling countryside.*







# KEY FEATURES

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Morning Calm House has been expertly renovated in recent years, by sellers who clearly have an eye for detail and style, with every room in the house transformed by high quality fittings and décor, together with new external doors, windows and central heating boilers. The property now has some desirable entertaining areas and 5 high quality bedrooms, two served by exquisite ensuites and a luxurious family bathroom. The principal bedroom suite has a large dressing room and a private south facing balcony, whilst the landing even has its own recessed 'reading retreat'. The ground floor plays host to 4 reception areas, a stunning kitchen with both Liebherr and Miele appliances, a separate 'Butlers' kitchen, a refitted utility room and cloakroom. Outside the house has beautifully landscaped gardens, with direct access to a national cycle route that is minutes from Draycote Water reservoir. There is plenty of parking with a double garage and open views to both the front and rear. This 'no expense spared' refurbishment naturally encourages early viewings to avoid disappointment.

## Ground Floor

The entrance hall has double entrance doors, attractive hardwood herringbone style flooring with a staircase rising to the first floor. Immediately to the left is the study with bespoke shutters and a range of built in shelving. Across the hall is the well-equipped utility room to which has access to the side gardens and garage, together with a pocket door that leads to the refitted cloakroom.

The kitchen has been re-fitted with a range of bespoke units, with some high-quality built-in appliances including an induction Lacanche oven and range, Meile dishwasher and Liebherr fridge and freezers. The sellers have cleverly knocked through to the dining room to create a perfect entertaining space, with French doors that lead to the garden and an open sitting room at the far end with a window to the side. Adjacent to the main kitchen, is a remarkable 'Butlers Kitchen' which is equipped with an integrated under counter fridge, separate single oven, an island unit with sink and a range of pantry cupboards and wine rack. There are steps down to a large sitting room with a recently installed electric fire and two French doors that lead onto the rear terrace at the rear of the house. Some stunning contemporary sliding doors lead to a garden room with three French doors providing views of the rear, and high-quality hardwood oak floor. The present owners use it differently though and for them it's a striking party room, perfect for entertaining.





















# SELLER INSIGHT

“ From the moment we first saw Morning Calm House, we felt an instant sense of serenity. The name could not be more fitting, taken from the Korean word Joseon, meaning “morning calm.” We were drawn to the way the house sits so gracefully among the landscaped gardens, surrounded by open Warwickshire countryside. Quietly tucked away, yet full of light and space, it felt like a home designed for calm living.

We love the generous rooms and how naturally the house flows, elegant yet welcoming, with plenty of space for family life, work, and quiet moments of reflection. Each area has its own distinct mood: the snug for cosy evenings, the garden room for sunny afternoons, and the study and reading nook for peaceful focus.

The bespoke fitted kitchen, together with the butler’s pantry, has been a joy to use, practical for everyday living and perfect for entertaining, allowing everything to run seamlessly behind the scenes

The principal suite is a true retreat. Mornings begin with sunlight spilling through the windows, offering a moment of stillness and connection to the countryside from the south-facing balcony, a feeling that never grows old.

The garden is beautiful throughout the seasons. We love how it’s divided into distinct areas, each designed to feel private without ever feeling enclosed. There’s space to entertain, to relax beneath the gazebo, or simply to enjoy watching the changing seasons unfold. The sounds of nature are ever-present, birdsong, the gentle hum of wildlife, and in spring and summer, the soft bleating of nearby sheep. Direct access to the national cycle route has been a wonderful bonus, giving us easy access to Draycote Water and the countryside beyond.

Over the years, this home has held countless special moments, from midsummer garden gatherings with family and friends to quiet evenings by the fire with music playing softly in the background. It’s a house that invites both celebration and calm.

Birdingbury itself is wonderfully peaceful. Our neighbours are friendly yet respectful, and there’s a genuine sense of community. We’ve always felt connected but never crowded - rural living with the reassuring rhythm of village life.

Nearby towns such as Royal Leamington Spa and Rugby offer everything we need, and both the Cotswolds and Stratford-upon-Avon are within easy reach. We’ve loved dining in Leamington Spa and Rugby, and there are some lovely local pubs too. The Friendly Inn in Frankton is a particular favourite, with a beautiful walk from Morning Calm House.

We commute to London Euston from Rugby weekly, and the journey takes around 45 minutes, surprisingly, it’s often easier than that of many colleagues who live in London or its suburbs.

For anyone fortunate enough to become the next owners of Morning Calm House, my advice would be simple: let the home breathe with you. Open the doors to the garden whenever you can. Watch the sunrise from the balcony. Enjoy its blend of luxurious comfort, privacy, and open space. This is a home that rewards both quiet living and joyful gatherings in equal measure - a home that truly lives up to its name.\*

\* 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.









## First Floor

The inviting landing is bathed in natural light and has a recessed, cushioned reading area, with a Velux roof window and doors leading off the bedrooms and family bathroom. The principal bedroom is beautifully presented with oak floors and two double glazed French doors leading to a private south facing balcony, a perfect, private summer retreat. The ensuite shower room has been exquisitely refitted with twin sinks and Neptune marble surfaces and Fired Earth tiles. The dressing room is fitted with a range of high-quality Hammonds wardrobes and oak flooring. Across the landing, bedroom two is the perfect guest suite with Juliet balcony taking full advantage of the countryside views, a range of built-in wardrobes and a refitted ensuite shower room with bespoke cabinetry. The family bathroom is again fitted with Neptune marble surfaces with twin sinks, an enclosed WC and an Aquarock stone resin bathtub and separate shower cubicle. Bedroom five is used as a hobby room, has a built-in wardrobe and view of the frontage, whilst bedrooms three and four have been luxuriously decorated with a range of panelling and enjoy views of the rear garden and the neighbouring cycle route that is minutes from Draycote Water reservoir.

















### Outside, Gardens & Parking

Morning Calm House shares its access with the neighbouring property and provides off-road parking for four vehicles in front of an integral double garage which also offers an EV charging point. The double garage has two up and over doors that also houses the central heating boilers and internal vacuum system for the house. The fore gardens are laid mainly to lawn with a variety of trees and plants, providing a sheltered and private frontage.

The rear garden has been cleverly landscaped with some shaped lawns and well stocked flower borders. There is a raised terrace just off the kitchen, with a pathway leading to the front entry and side gardens. The lower level of the garden has a large patio with an oak gazebo providing a sheltered retreat in the afternoon and morning sun.







# LOCATION

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Birdingbury is a small, peaceful village and civil parish in Warwickshire, within the Rugby district. It sits just south of the River Leam, not far from Draycote Water, and lies roughly midway between Rugby and Leamington Spa. At the 2021 census the population was 341, slightly down from 362 in 2011.

The village's history reaches back to the Domesday Book, where it appeared as Derbinggerie, held by the monks of Coventry Priory. Over the centuries the name evolved through several forms, including "Birbury" on early maps.

One of Birdingbury's most notable buildings is Birdingbury Hall, a Grade II listed house dating originally from the 17th century. After a serious fire in 1859, it was rebuilt in the Jacobean style seen today. The parish church, St Leonard's, was largely constructed in the late 18th century and extended in 1873; it too is Grade II Listed.

The village once had its own railway station on the line between Rugby and Leamington Spa. Opened in 1851, it closed to passengers in 1959. Parts of the disused line now form part of the "Lias Line" cycle route—part of National Cycle Route 41—which passes through the village and offers pleasant, traffic-free stretches of countryside.

Birdingbury parish stretches about three miles north to south and just over a mile east to west, lying on clay and limestone that slope toward streams feeding into the River Leam. The surrounding countryside is gently undulating, with footpaths linking to neighbouring villages.

Most of Birdingbury's houses are within the main village, and about three-quarters of them were built after the 1950s. It is governed by a small parish council and falls under Rugby Borough and Warwickshire County Councils. Ecclesiastically, it forms part of the Draycote Group of Parishes, along with nearby villages.

There is no single dominant centre or village green; instead, Birdingbury's charm lies in its informal layout, wide verges, and characterful mix of older and newer homes. A local history group has been active since 2009, preserving records and stories from the village's past, including its role during the World Wars.







# INFORMATION



## Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D.

Council Tax Band – H.

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile. Block and beam first floor.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Shared sewage treatment plant. There will be maintenance costs involved– please speak with the agent for further information.

Heating – Liquid Petroleum Gas (LPG). 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 – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 4+ cars. Access to an Electric Vehicle (EV) charging point.

Special Notes – The property is split over two titles and is subject to restrictive covenants. Shared private driveway entrance, there will be maintenance costs involved. Please speak to the agent for more information.

Directions - <https://w3w.co/lovely.framework.nitrate> CV23 0RD

## 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>

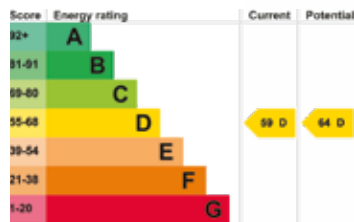
## Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 3582 sq ft, 333 m2

BALCONY: 272 sq ft, 25 m2

GARAGE: 339 sq ft, 31 m2

**OVERALL TOTALS: 4193 sq ft, 389 m2**

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

**Property  
Redress**



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed

**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.

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.

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



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