



Penycae House, Bourton Lane, Birdingbury, Warwickshire CV23 9QP

HOWKINS &
HARRISON



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Bourton Lane, Birdingbury,
Warwickshire, CV23 9QP

Guide Price: £1,250,000

An opportunity to acquire a fabulous, individually designed five bedroom detached property with stunning gardens, orangery and triple garage. Built to a high specification by Parker Lake Homes, the property has had just one set of owners and has been extended. Featuring quality fixtures and fittings, including a Mark Wilkinson bespoke fitted kitchen, the property situated in a semi rural location on the edge of the popular village of Bourton on Dunsmore.

Features

- Five reception rooms
- Orangery
- Mark Wilkinson fitted kitchen
- Double chamber cellar
- Triple garage
- Five/six bedrooms
- Principal bedroom with walk-in dressing room and en-suite
- Jack and Jill bathroom
- Three en-suites and first floor wc
- Internal vacuum system
- Log burners
- Underfloor heating to snug and downstairs bathroom
- Character
- Countryside views
- High specification



Location

Penycae House backs onto a disused railway line which has been adapted for walking and cycling, in a small line of mature detached properties, a short distance from Birdingbury. The railway line is a natural conservation area and is lined with trees and shrubs, thus providing unspoilt, traffic free nature walks right on your doorstep. Birdingbury is a very attractive village, situated between Rugby, Southam and Royal Leamington Spa. The village has an active parish council, the Birdingbury Club (in the former school building), which runs a number of events and entertainment throughout the year, St Leonard's village church, and a monthly ladies circle and youth club. There is an allotment association, angling club and a cycling club. There is also a recreation field with children's playground, all weather surface and skateboarding facility. Draycote Water is in proximity offering countryside walks, cycling along with sailing, windsurfing and fishing. There is an extensive range of both state and private schooling within easy travelling distance with Leamington Hastings Infant School just 1.5 miles away. Day-to-day shopping can be found in the nearby village of Dunchurch or the market town of Southam and a wider range of shopping can be found in nearby Rugby (7 miles), Leamington Spa (9 miles), Coventry (10 miles) or Warwick (12 miles). There are train services from Leamington Spa, Coventry and Rugby. The property is also close to the M45, M1, M6 and M40 motorway links and approximately 10 minutes from Coventry Airport and 30 minutes from Birmingham International Airport.



Ground Floor

An impressive and spacious entrance hall, with vaulted ceiling, is fitted with ceramic tiled flooring and attractive fitted display cupboards with mirrors inset. A bespoke curved oak staircase rises to the first floor to a galleried landing, featuring attractive wrought iron panelling, and up to the second floor. Doors provide access to the ground floor accommodation including a WC with wash hand basin. The dining room is accessed from both the entrance hall and the kitchen, featuring coving to the ceiling, a ceiling rose and dual aspect windows including a lovely box bay window. Fitted with a fabulous high quality bespoke Mark Wilkinson designed kitchen, with a combination of cream and blue cabinets including glass display cabinets and curved detail, this room features a stunning island unit with a combination of solid oak and granite work surface over. Fitted appliances include a Miele oven with extractor fan over, induction hob, steam oven, combination microwave oven, fridge and freezer with pull out drawers and wine cooler. French leaded doors, with full length panels either side, provide access to the patio and ceiling speakers give an ambience to the room. Steps rise up to a spacious orangery with wooden flooring, air conditioning, mood lighting and doors to a first floor balcony. A utility room is also accessed from the kitchen and provides additional space for a washing machine and tumble drier. There are further kitchen cabinets with granite work surfaces over and a Belfast sink. A door leads to steps which provide access to the triple garage, from where the dual chamber cellar can be accessed. An office with fitted furniture including drawers and shelving overlooks the front aspect. At the end of the hall, a door provides access to the drawing room with leaded window, ceiling speakers and attractive brick-built fireplace with flagstone hearth housing a log burner, either side of which, is brick-built and flagstone shelving inset into recesses with oak beams over, which provide a focal point to the room. A further door leads through to the snug which could also make an ideal ground floor bedroom. Fitted with Porcelanosa flooring, which complements the drawing room, there is an attached bathroom fitted with underfloor heating which extends into the snug. The bathroom suite comprises of a chrome and glass shower enclosure, an oak vanity unit with wash hand basin and WC with mounted flush inset. A door from the bathroom leads to the rear garden. The morning room features a ceiling rose and integrated sound system and has wonderful views over the landscaped rear garden, which is accessed via two sets of French doors. Quality Porcelanosa wood effect floor tiling and an attractive stone and brick feature fireplace with gas effect fire inset complete this light and airy room.





First Floor

A split level galleried landing has doors leading through to five bedrooms, the family bathroom, a WC with wash basin and a useful airing cupboard. The principal suite is particularly light and spacious and benefits from two sets of French doors which open to Juliet balconies, providing delightful views over the beautifully manicured garden, and is divided into a sleeping and seating area. There are fitted wardrobes and drawers to one wall, a complementing dressing table, bespoke headboard and bedside cabinets, along with an air conditioning unit and integrated sound system to the ceiling. A door leads through to a spacious walk-in wardrobe with ceiling speakers, fitted shelves, drawers, shoe storage and hanging space with spotlights over. The en-suite, also benefitting from ceiling speakers, is of a generous size and fully tiled throughout with white and contemporary grey mosaic tiles to the walls and complementing ceramic floor tiling. There are dual aspect windows affording plenty of natural light. The suite comprises of a ball and clawfoot bath with wash stand and handheld shower over, oak vanity units to two walls with WC, bidet and wash hand basins inset with fitted mirror, lights and quartz surfaces over. There is a spacious wet area with shower and chrome and glass screen, chrome heated towel ladder and an integrated ceiling speaker. Bedroom two overlooks the side of the rear garden and is generously proportioned, fitted with light beech wardrobes and complementing bedside cabinets and chest of drawers. A door leads through to the Jack and Jill family bathroom which features a shower enclosure, vanity units incorporating a wash hand basin, WC and bidet with white high gloss shelf over. Steps lead up to a corner jacuzzi bath. Bedrooms three and four both overlook the front aspect, enjoying views over the open countryside, and also have en-suites attached. Bedroom five also overlooks the front aspect and has the use of a separate WC and wash hand basin.





Second Floor

A galleried landing with leaded windows over is currently being used as a seating area, making the most of the views across the open countryside to the front aspect. There is coving to the ceiling, a ceiling rose and steps which rise to a walk-in loft.





Outside

The property is approached via a block paved driveway which leads to a triple garage and parking for several vehicles. The front garden has been carefully maintained and features attractive topiary, box bay hedging, a lawned area and numerous established shrubs and plants, including a Victorian style coach lamp. A side gate provides access to the wonderful mature landscaped rear gardens which feature a variety of colour. A raised patio has an electric awning over with wall heaters below. From here, a decked area is accessed which makes an ideal al fresco dining area and overlooks the rear garden. Paved steps have a water feature to one side, adjacent to a vibrant established Acer, and lead down to the lawn and a further paved area. Ornate wrought iron steps lead up to a balcony with an impressive pergola over, providing a further choice of seating and dining outside the orangery. The rear garden has been carefully landscaped and is mainly laid to lawn with established planted borders, featuring a variety of colour through carefully chosen shrubs and plants. There is an attractive wooden summer house, garden shed and a picket gate which leads to a compost area. There is further box bay hedging and topiary, and a pergola which leads through to an additional paved patio area beside an enclosed pond.



Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666.

Fixtures and Fittings

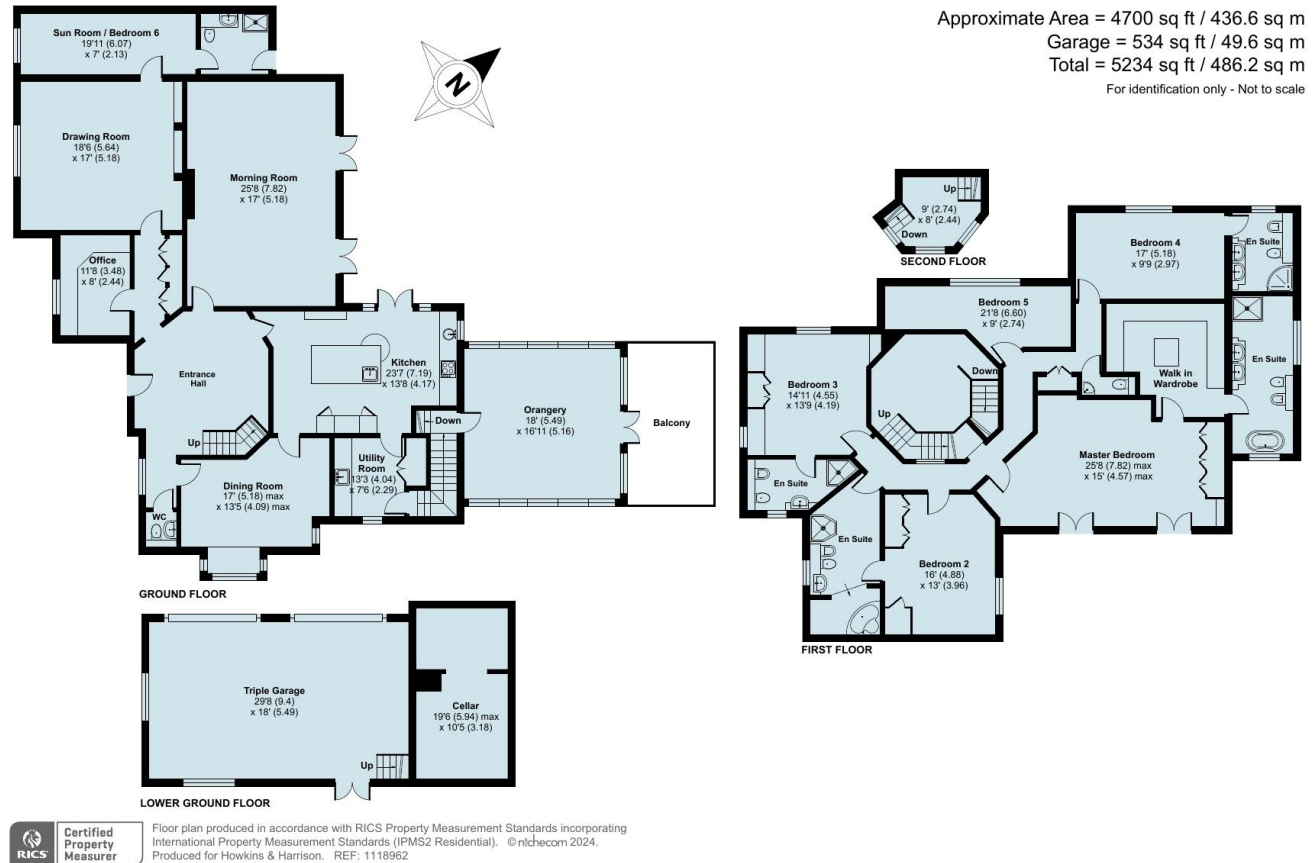
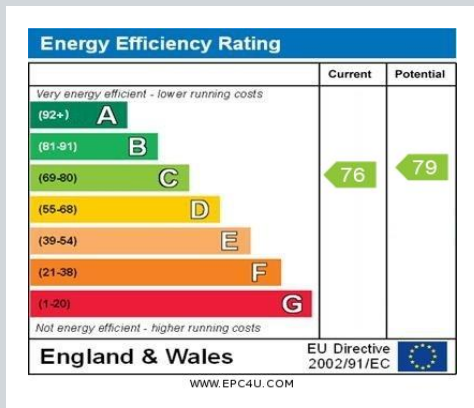
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council - Tel:01788-533533. Council Tax Band - H.



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.