



Chayne End Grange, Church Road, Grandborough, Rugby,
Warwickshire, CV23 8DH

HOWKINS &
HARRISON

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Church Road,
Grandborough, Rugby,
Warwickshire, CV23 8DH

Guide Price: £800,000

A beautifully presented executive five bedroom family home situated in the quiet village location of Grandborough, built only four years ago to an exceptionally high standard with views to the rear over open countryside sitting on a generous plot. The property offers open plan living with a bespoke Fraser James kitchen with Quartz worksurfaces, two ensuite bathrooms, and a home office in the garden.

Features

- Executive five-bedroom family home
- Quiet Warwickshire village location
- Landscaped private rear garden
- Off road parking for several vehicles
- Ensuite facilities to two bedrooms
- Impressive master suite to the second floor
- Purpose built home office/ garden room
- Built in Fraser James Kitchen with a lantern roof
- Under floor heating to the ground floor
- Single Garage with an electric door



Location

Grandborough is a popular village six miles south of Rugby. The village enjoys a thriving community spirit with plenty of local events centred around the church, the village hall and the popular public house. Day-to-day shopping can be found in the villages of Dunchurch or Braunston, both around a five-minute drive away by car and a wider range of shopping can be found in Rugby, Daventry and Leamington Spa. Draycote Country Park is only a couple of miles away and here one can pursue sailing, canoeing or trout fishing. Grandborough also provides good access to the A45, A5, M1, M40 and M6. As well as the excellent road network surrounding the village, there is a frequent train service to London Euston from Rugby which takes just under 50 minutes. There is a wide range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High, Princethorpe College and the world-renowned Rugby School. There are both junior and middle schools in Dunchurch, and primary schooling in both Leamington Hastings and Napton on the Hill.



Ground Floor

Entering this attractive property via pitched canopy porch into a light welcoming entrance hall, where a modern stylish oak staircase with glass balustrades rises to the first-floor; a convenient downstairs WC and bespoke storage cupboards are situated under the stairs. The tiled flooring with underfloor heating leads through into the painted Frazer James kitchen with quartz worksurfaces and built-in appliances comprising of a range cooker, dishwasher and fridge freezer with double Belfast sink and a lantern roof. Adjacent to the kitchen is a light spacious dining area with bifold doors open onto the patio. A generous lounge fitted with luxury vinyl flooring can be accessed via the dining room and hallway. A study to the front of the property and a large utility with space for appliances and access to the rear garden complete the ground floor accommodation.



First Floor

A spacious landing with access to four bedrooms and the family bathroom. Bedroom two has a large range of built in wardrobes with an ensuite shower room comprising of a modern white suite with a shower cubicle, wash hand basin, vanity unit, WC, and wooden panelling. The family bathroom is also fitted with a white suite comprising of a bath with a shoer over, WC, wash hand basin and a vanity unit, three further spacious bedrooms complete the first-floor accommodation with stairs rising to the second floor.

Second Floor

An impressive master suite is set on the second floor with a pitched roof, large windows overlooking fields to the rear and bespoke built-in wardrobes with a door leading to a generous ensuite shower room with a large glass circular shower cubicle modern and white, wash hand basin with a vanity unit and a WC.

Outside

The property sits on a larger than average plot and is accessed via a wrought iron gates on to a spacious block paved driveway with ample parking for several vehicles and a large lawned frontage. A wooden gate to the side of the property takes you through to the landscaped rear garden which has a generous entertaining area and modern purpose-built home office/garden room fitted with power and light. Steps from the patio with a dwarf wall leading to an extensive lawn surrounded with well stocked plant and shrub borders with a built-in irrigation system and ambient lighting.



Viewing

Strictly by prior appointment via the selling agents. Contact
Tel:01788-564666.

Fixtures and Fittings

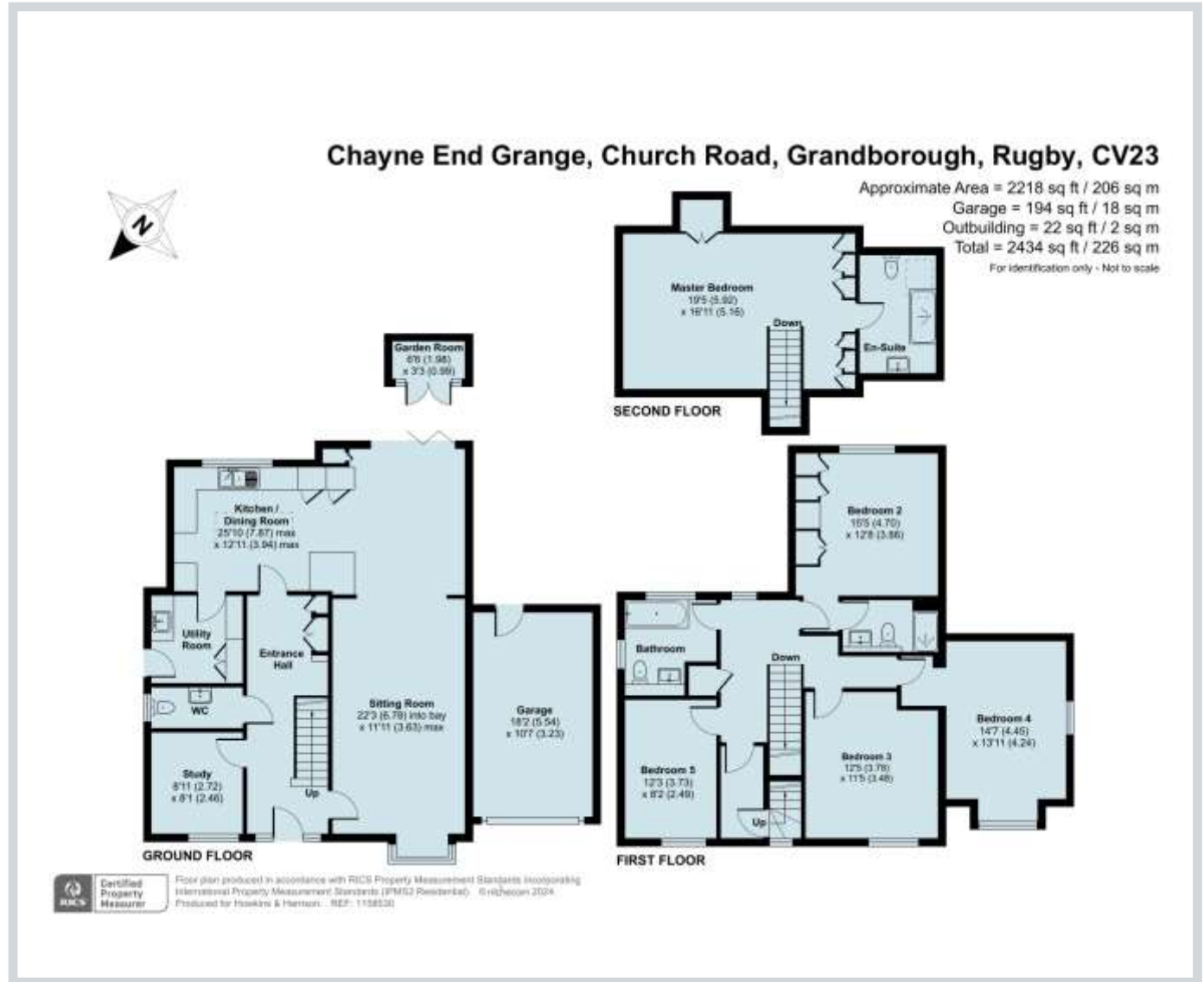
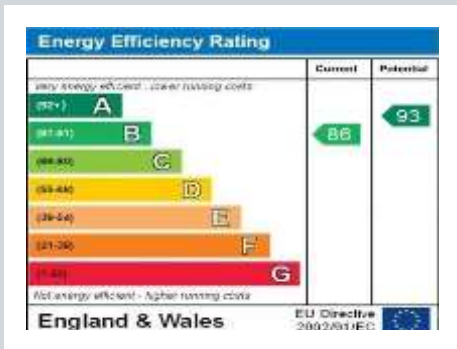
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – G



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