



All Oaks Bungalow, Cathiron, Rugby, Warwickshire, CV23 0JH

HOWKINS &
HARRISON

All Oaks Bungalow,
Cathiron, Rugby,
Warwickshire, CV23 0JH

Guide Price: £675,000

A recently modernised four/five bedroom detached bungalow set in 0.91 acres with paddock and stables. This property is set in a rural location in the hamlet of Cathiron and further benefits from parking for several vehicles and solar panels.

Features

- Four/five bedrooms
- Versatile family living accommodation
- Spacious conservatory/utility
- Bedroom with en-suite
- Family bathroom
- Open plan kitchen/living area
- Karndean flooring
- Solar panels
- Two stables
- Garden shed
- 0.49 acre paddock
- Total plot extends to 0.91 acres
- New rear windows
- Open countryside views
- No chain



Location

Cathiron is a small rural hamlet within the parish of Harborough Magna and is situated between the villages of Brinklow and Harborough Magna, it is approximately 3 miles northwest of Rugby. Harborough Magna is a popular village, some four miles from Rugby town. The village has a public house, The Old Lion, and there is a wider range of local amenities in nearby Brinklow, Pailton and Easenhall. The village is ideally placed for commuters with Rugby station offering a frequent train service to London Euston with Avanti West Coast Trains, in just under 50 minutes. There is access to the A5 at Pailton, and the M1, M6 and A14 are all a short drive away, giving immediate access to the motorway network and Birmingham international airport. Junior schooling is provided at The Revel in nearby Monks Kirby and there is an excellent choice of both state and private secondary schooling in Coventry, Warwick, Princethorpe, Bilton, and of course the world famous Rugby school. Harborough Magna Parish is within priority catchment area for the allocation of places at Lawrence Sheriff and Rugby High grammar schools.



Accommodation

A UPVC door provides access to a useful porch with quarry tiled flooring, exposed brickwork and a further glazed door which leads through to the entrance hall, fitted with Karndean flooring which extends throughout the majority of the ground floor. There are two storage cupboards one of which is a walk-in cupboard. The sitting room benefits from a large bay window which overlooks the front aspect and a log burner with slate hearth, which provides a focal point to this area. A breakfast bar separates the sitting room from the kitchen, which has been recently re-fitted with a variety of pale grey shaker style kitchen cabinets and drawers with work surfaces over. There is a pantry and integrated appliances include an electric oven, hob and pull-out extractor fan and dishwasher. A part glazed door provides access to a spacious conservatory fitted with ceramic tiled flooring, attractive tongue and groove panelling to one wall and complementing base units to the kitchen with work surface over. There is space for additional appliances and a brace and latch door leads through to bedroom two, which has an attached en-suite with corner chrome and glass shower enclosure, wash hand basin and WC with wall mounted flush inset into a vanity unit. From the conservatory there is a further door which leads through to an inner hall, with door which provides access to the front garden and a further door through to bedroom five (currently being used as a home office), which is flooded with natural light from a side window and attractive French doors with glazed panels either side. There are fitted cupboards to one wall which house the solar power units and battery pack. The master bedroom overlooks the front aspect and has a large bay window, which mirrors the window to the sitting room, along with fitted wardrobes to one wall. The family bathroom has been re-fitted and is fully tiled to the walls and fitted with a double shower enclosure, panelled bath, heated chrome towel ladder, bath, WC and wash hand basin inset into a vanity unit.





Outside

The property is accessed through double wrought iron gates, which open onto a spacious pebbled driveway which extends around both sides of the property, providing parking for numerous vehicles. There is a lawn to one side, mature planted borders and established trees. A picket fence extends between the front and rear garden with gate for access to the rear. Double gates to the left of the property provide access to a further pebbled area and additional parking. The rear garden is mainly laid to lawn with a large patio which extends across the length of the bungalow and around to the hard standing in front of the two stables. There is a garden shed, further planted borders and trees. A five bar gate and pedestrian gate provide access to the paddock, which equates to 0.49 acres, enclosed with stock proof fencing.

Wonderful views over open countryside to the rear.





Viewing

Strictly by prior appointment via the selling agent
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

Fixtures and Fittings

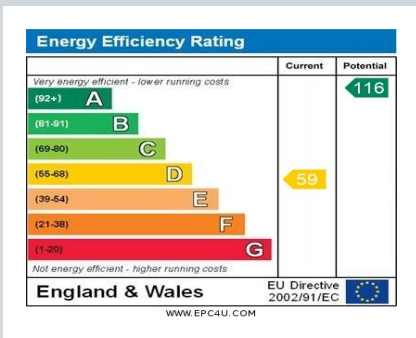
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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](tel:01788-533533).
Council Tax Band – D.



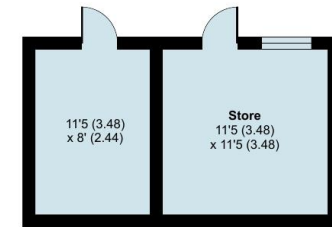
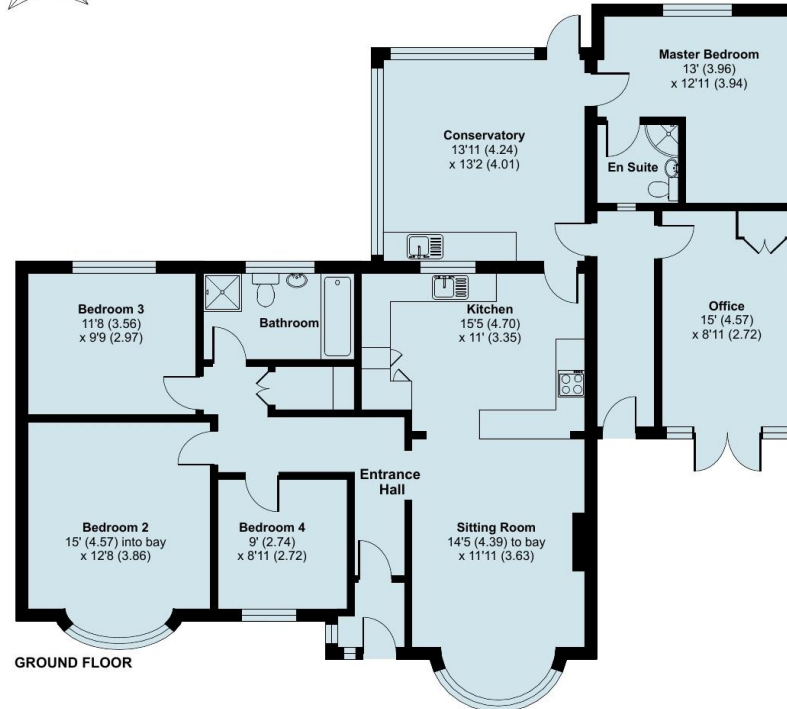
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Cathiron, Rugby, CV23

Approximate Area = 1595 sq ft / 148.2 sq m (include office area)
Outbuilding = 224 sq ft / 20.8 sq m
Total = 1819 sq ft / 168.9 sq m
For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2024. Produced for Howkins & Harrison. REF: 1102211

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.



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