



19 Aikman Green, Grandborough, Rugby, Warwickshire, CV23 8DR

HOWKINS &
HARRISON

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Grandborough, Rugby,
Warwickshire, CV23 8DR

Guide Price: £675,000

A beautifully presented and extended four-bedroom detached house nestled on the edge of the sought after village of Grandborough. Situated on an exclusive development at the end of a quiet close, this delightful property boasts wonderful open countryside views from both the rear and side elevations. Upon entering, you will be greeted by a spacious and inviting interior, with the heart of the home featuring a well-appointed kitchen and a dining room which flows seamlessly into the garden room, creating a wonderful open plan space ideal for family gatherings or entertaining guests. The garden room overlooks the meticulously landscaped rear garden. The property further benefits from a double garage and ample driveway parking for numerous vehicles.

Features

- Highly desirable village location
- Exclusive development of executive style homes
- Stunning open countryside views
- Four spacious bedrooms. Master with en-suite
- Open plan kitchen/living/dining space
- South facing garden room
- Home office/study
- Landscaped rear garden
- Double garage
- Ample off-road vehicular parking



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

The property is accessed through a spacious porch with leaded windows and ceramic floor tiling which has been added by the current owners. From here a further door provides access to the entrance hall which is fitted with oak parquet wooden flooring. Stairs rise to the first floor and doors lead to two useful storage cupboards along with the ground floor accommodation. To the front of the property there is a downstairs cloakroom and a home office/study with oak flooring and a leaded box bay window which provides morning sun. The sitting room has a continuation of the oak flooring and benefits from dual aspect windows overlooking the side and rear aspects. Double doors from the entrance hall lead though to the dining room which is open plan to the spacious garden room extension, with ceramic flooring, double doors and numerous windows which allow you to take full advantage of the sun, the landscaped rear garden and the open countryside views, along with providing a wonderful space for family gatherings or entertaining guests. There is mood lighting with dimmable spotlights and a picture window to the kitchen, which has been fitted to a high standard with pale grey green shaker style kitchen cabinets including corner storage solutions, pan and cutlery drawers with complementary marble worksurfaces over. Appliances include a hot tap, fridge, dishwasher, washing machine, gas hob with extractor fan over and an App controlled Samsung Double oven, microwave and grill. There is a window to the side of the kitchen which allows you to enjoy views of the sunset and a door leading to the outside.





First Floor

A galleried landing with window has doors leading to four spacious bedrooms, an airing cupboard and the family bathroom, which is fitted with grey ceramic floor tiles, panelled bath with glass shower screen and shower over, WC, pedestal wash hand basin and Porcelanosa tiles to the splashback areas. The principal bedroom features attractive fitted shutters to the windows, which overlook the rear garden and countryside views beyond, along with built-in wardrobes. There is an en-suite attached with attractive black and white checkerboard flooring, WC, wash hand basin and chrome and glass shower enclosure, fully tiled throughout with a combination of white and mosaic tiling. Bedroom two has a leaded box bay window which overlooks the front aspect, whilst the two remaining bedrooms overlook the rear and have further shutters to the windows. The bedroom next to the principal bedroom is currently being used as a dressing room.

Outside

To the front of the property there is a tarmac drive with parking in front of a detached double garage along with a turning point. The garage itself is fitted with a range of shaker style units and incorporates a wine cooler. To the side of the garage, there is space for further parking and a gate provides access to the rear of the property and the wonderful rear garden. The boundaries have been kept at low level to allow for the best views across the neighbouring countryside and are enclosed by a combination of hedging and post and rail fencing. The beautifully landscaped and extended garden, which is mainly laid to lawn, has been well tended and is stocked with numerous seasonal plants and shrubs including azalea, camelias and an Acer. There are two raised beds, one of which is a cut flower garden, which includes perennials, lilies and Gladioli. The second is a mature Asparagus bed which could alternatively be used for growing vegetables. There is also a greenhouse and garden shed, both with power connected, along with an outside tap and double electric socket to the rear of the garden room. There are two patio areas, both of which provide an ideal space for outdoor seating, dining and entertaining. One is a paved patio directly to the rear and runs the length of the property, whilst the other is block paved and runs to the side of the lawned garden.





Viewing

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

Fixtures and Fittings

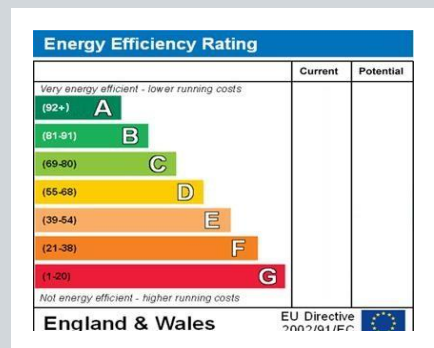
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

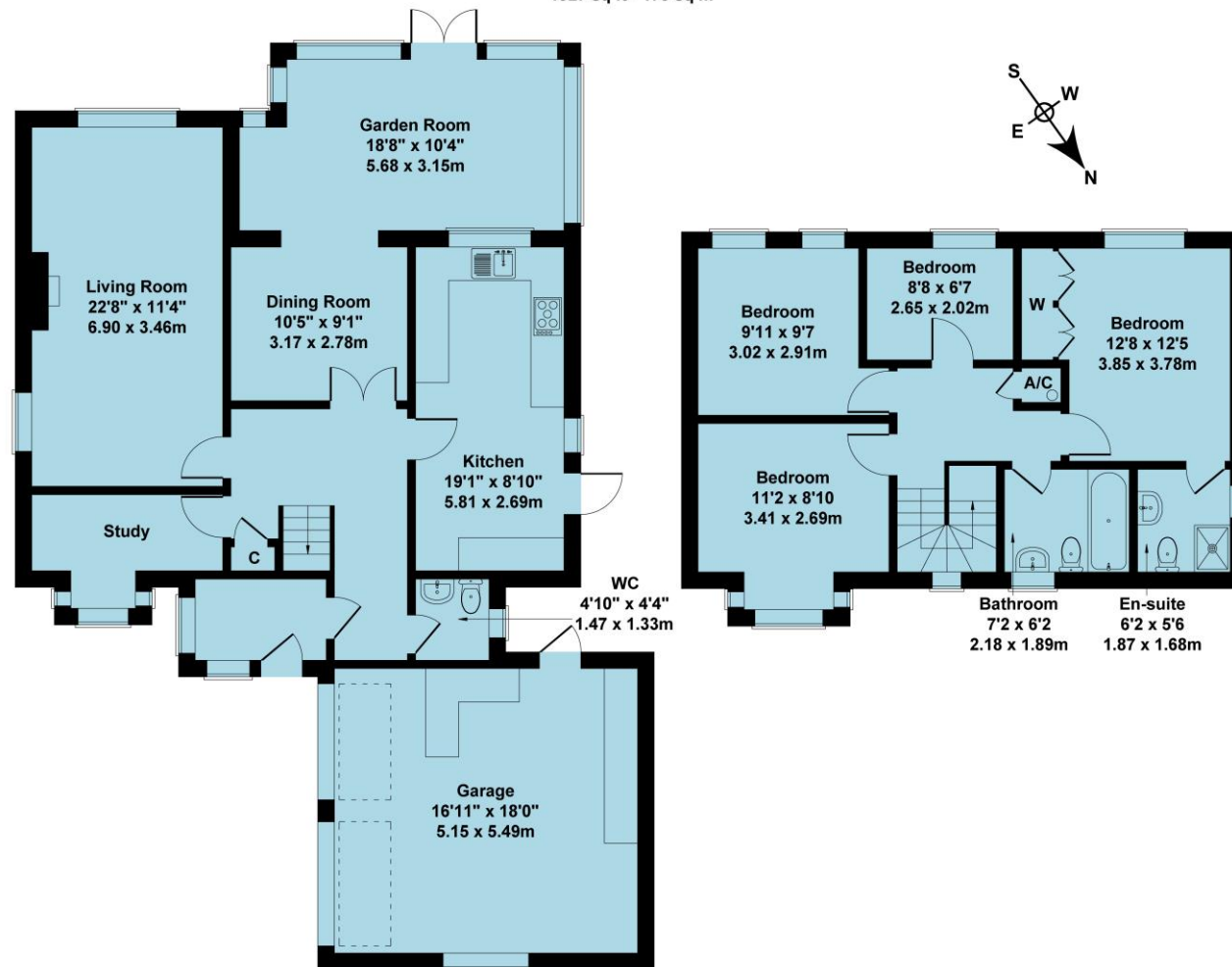
Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – F.



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Approximate Gross Internal Area
1927 sq ft - 179 sq m



Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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