



The West Wing, Fitzjohns, Barby Road, Rugby, Warwickshire, CV22 5QB

HOWKINS &
HARRISON

The West Wing, Fitzjohns,
Barby Road, Rugby,
Warwickshire, CV22 5QB

Guide Price: £550,000

An opportunity to acquire a charming three bedroom Victorian country home which despite being only a mile from Rugby town centre, has a rural feel, being surrounded by open farm land. This property offers character and has planning permission for a two storey extension and a private South Westerly facing garden.

Features

- Victorian property
- Period features
- Parking for several vehicles
- Impressive entrance hall
- Sun room
- Principal bedroom with en-suite
- South westerly facing garden
- Study
- Ideally placed for access to road networks and Rugby Station to London
- Planning permission for extension can be viewed on Rugby Borough Councils planning portal. Ref: R22/1326



Location

The property is located off Barby Road in a secluded setting, well screened from the road by mature trees and hedging. Rugby town centre is a brisk walk or a short car journey away and provides a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and world renowned Rugby School both within walking distance.

The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, and the north. Birmingham International Airport is approximately half an hour away, offering domestic and international flights to destinations further afield.

Rugby Town Centre - 1 mile

Rugby Station – 1.5 miles

M1 - 7 miles

M6 - 3 miles



Ground Floor

A part glazed front door opens to an impressive reception/dining hall with high ceiling and stairs rising to the first floor. There is a useful understairs storage cupboard, coving to the ceiling, ceiling rose and feature fireplace with fire basket and flagstone hearth. Doors lead to the ground floor accommodation including the WC. The main reception room is particularly light and spacious and also benefits from coving and ceiling roses. There is fitted shelves to one wall, sash windows overlooking the front aspect and glazed window panels over and to the side of the French doors which provide access to the rear garden. A marble feature fireplace provides a focal point to the room. The kitchen is fitted with a variety of cream wall and base cabinets and drawers with work surfaces over. Integrated appliances include a double electric oven, gas hob with extractor over. The sunroom is accessed off the kitchen and makes a lovely dining area with views across the neighbouring countryside and access to the garden.





First Floor

A spacious landing has doors leading to three bedrooms and the family bathroom which is fully tiled and fitted with a bath, wash hand basin, WC and chrome heated towel ladder. The principal bedroom overlooks the garden and benefits from an attached modern en-suite fitted with a vanity unit with WC, storage cupboards and drawers, wash hand basin inset with fitted mirror over. There is a chrome and glass shower enclosure with rainforest shower and handheld attachment and chrome heated towel ladder. The floor has two further bedrooms, one of which benefits from a walk-in wardrobe.

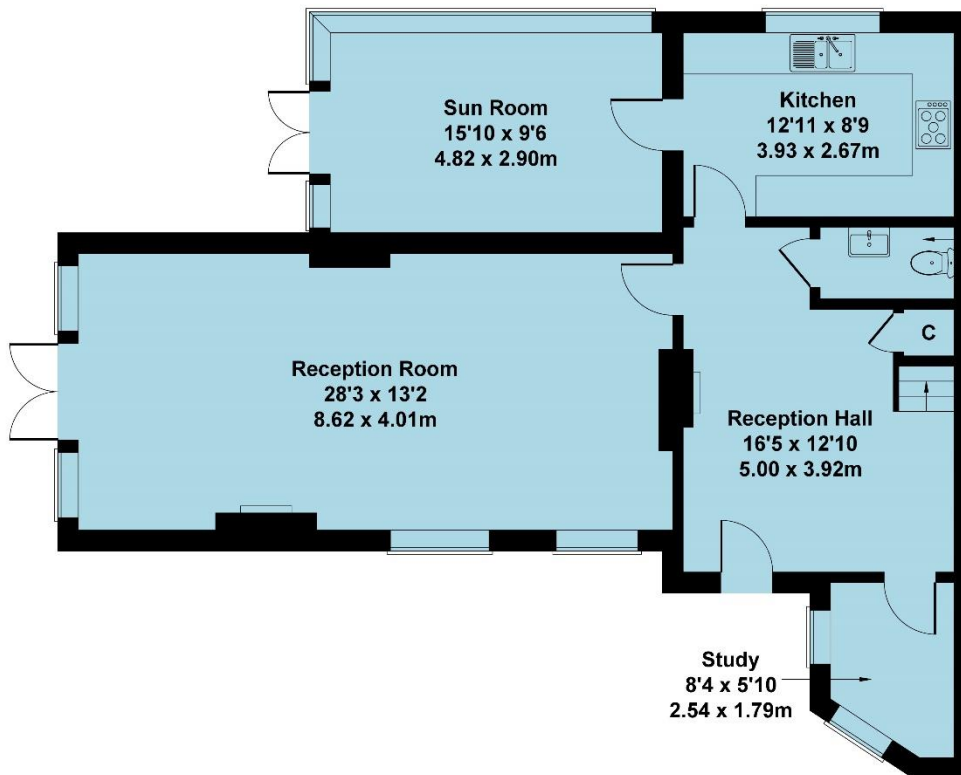
Outside

To the front of the property is a gravelled drive with parking for several vehicles. Steps lead up to the front door and an attractive wrought iron gate provides access to the rear garden which is mainly laid to lawn and bounded by mature screening from established shrubs, hedges and trees and post and rail fencing which allows views across the neighbouring countryside. There is a paved patio area off the sitting room and a further gravelled area to the side of the sunroom making ideal entertaining spaces along with a log store and garden shed.

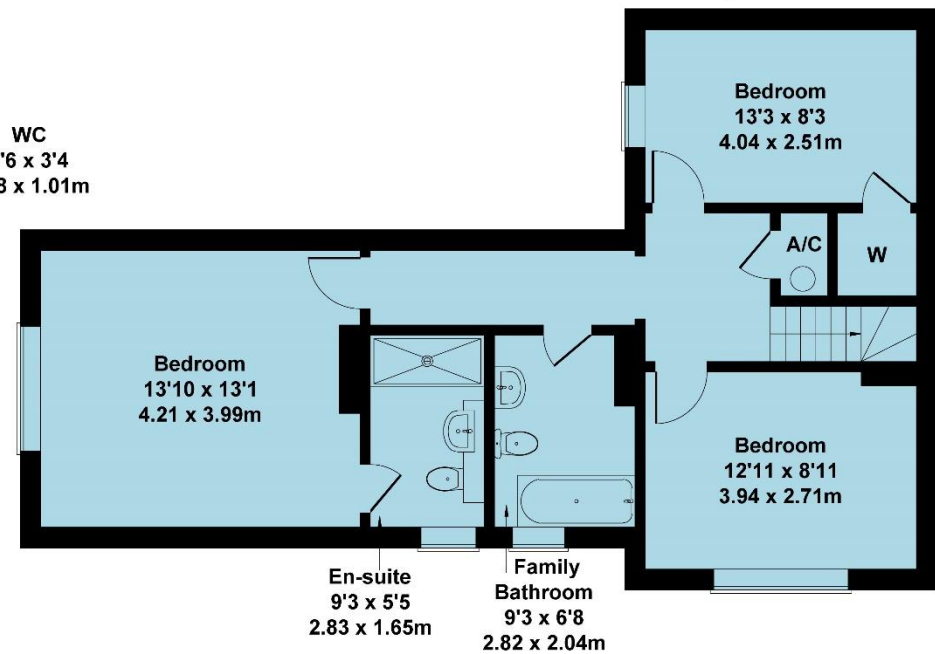


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Approximate Gross Internal Area
1636 sq ft - 152 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Viewing

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

Fixtures and Fittings

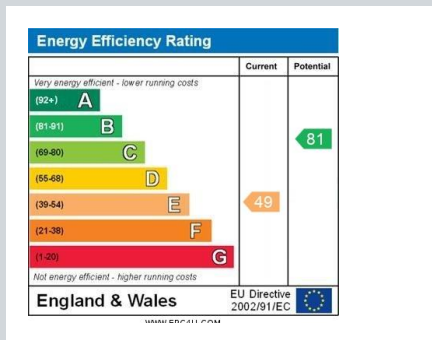
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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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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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