



Woodbine Cottage, Main Road, Kilsby, Rugby, Warwickshire, CV23 8XR

HOWKINS &
HARRISON

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Guide Price: £460,000

Nestled in the picturesque village of Kilsby, this charming detached cottage offers a delightful blend of character and modern living. Boasting three bedrooms, this property is perfect for families seeking a tranquil retreat in a sought-after location. The cottage has been thoughtfully extended, providing ample space with three inviting reception rooms. One of the standout features of this property are the multiple garages and workshop, which will undoubtedly appeal to car enthusiasts or those in need of extra storage space. The sizeable plot allows for a large rear garden, where you can enjoy stunning views over the surrounding countryside.

Features

- Sought after village location
- Sizeable plot
- Extended to rear
- Three bedrooms
- Three reception rooms
- Exposed beams
- Generous rear garden
- Countryside views
- Multiple garages and workshop with inspection pit
- Ample parking



Location

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire and Northamptonshire borders. The village itself has two public houses, a pre-school and primary school, and a recreational field with children's play area. Further schooling is available nearby in Rugby, including Lawrence Sheriff School for Boys and Rugby High School for Girls and good independent schools at Bilton Grange, Princethorpe College and world famous Rugby School, all within a short drive. There is an active social scene within the village with a number of organised community events. There are excellent road networks surrounding Kilsby giving immediate access to the A5, A14, A361 as well as the extensive motorway network. There is also a frequent rail service from Rugby station providing a high-speed service into London Euston in less than 50 minutes.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

From under a covered storm canopy the property opens into an entrance hall, with stairs rising the first floor and a door leading through to the dining room, which is located to the front aspect. From here a door leads to an inner hallway, which in turn provides access to a rear porch with door to the outside. Off the inner hallway the sitting room, kitchen and family room can be accessed, along with a useful understairs storage area with sliding doors. The sitting room also overlooks the front aspect and boasts character ceiling beams and an exposed feature fireplace with oak beams either side and an open fire inset, which provides a welcoming focal point to the room. The kitchen has a window to the side of the property and is fitted with a modern range of cream base and eye level units, incorporating numerous cupboards and drawers with granite worksurfaces over. There is an integrated fridge/freezer and space for a freestanding cooker along with space and plumbing for white goods. The family room to the rear of the property is flooded with natural light with window and sliding patio doors which lead to the courtyard area.



First Floor

To the first floor landing are three bedrooms, family bathroom and a useful storage/airing cupboard. Bedrooms one and two are both located to the front elevation, whilst bedroom three overlooks the garden to the rear and benefits from dual aspect windows. Bedroom two has a wash hand basin inset into a vanity unit with cupboards beneath. The bathroom is fully tiled and is fitted with a modern white suite comprising of a corner shower enclosure, a wall mounted wash hand basin and WC.

Outside

To the front of the property is a lawned area with attractive cobblestones and a pathway leading to the front door. To the left side is a gravelled area leading to a wrought iron gates. There could be potential to create further parking by dropping the kerb, subject to obtaining the relevant permissions. The gates lead through to a gravelled courtyard with a paved patio area edged with wooden sleepers, providing an ideal space for Al fresco dining. There is a raised bed with mature planting edged with stone and doors leading to two outbuildings. To the opposite side of the property a large gravelled driveway leads to multiple garages and a workshop which includes an inspection pit, deal for any car enthusiast, all with light and power connected. The gravel drive continues past the outbuilding and leads to the generous rear garden, which is fully enclosed and mainly laid to lawn to the rear of which are wonderful views over the open countryside. There is also a garden pond with water feature, a stone built raised bed with mature planting, vegetable garden, small garden shed and a further patio area where you can sit and enjoy views over open fields.



Viewing

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

Fixtures and Fittings

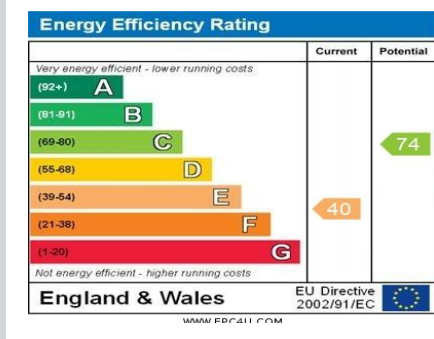
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

West Northamptonshire Council - Tel:0300-126700.
Council Tax Band – D.



Howkins & Harrison

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

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/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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