



Secret Cottage, Brownsover Lane, Rugby, Warwickshire, CV21 1HY

HOWKINS &
HARRISON

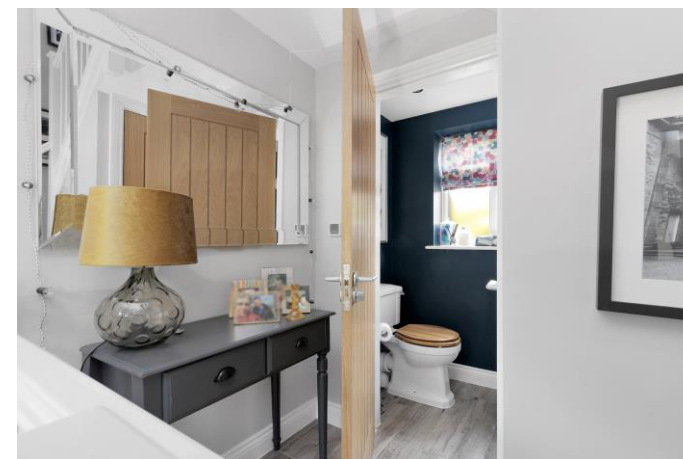
Secret Cottage, Brownsover Lane, Rugby, Warwickshire, CV21 1HY

Guide Price: £400,000

An individually designed and well presented three bedroom property built to a high standard. Situated on the outskirts of Rugby, this residence enjoys a peaceful setting on a leafy residential lane, providing a serene environment while still being within easy reach of local amenities. Offered for sale with no onward chain.

Features

- Three bedrooms one with en-suite
- High specification
- Three years remaining on a Premier guarantee
- Underfloor heating to the ground floor
- Kitchen/breakfast room
- Sitting room with log burner
- Parking for several vehicles
- Decked area overlooking private front garden
- Close to local amenities including the popular Elliots Field
- Electric vehicle charging point
- No onward chain
- Situated on a quiet no through road



Location

Brownsover lane is leafy road on the northern outskirts of Rugby, only a short distance to the town centre, Rugby railway station and Elliot's Field and Junction One retail parks. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. The Oxford Canal and the Swift Valley Nature Reserve can be found on the edge of the Brownsover estate and provide lovely waterside walks and picnic sites. Primary schooling is provided by Boughton Leigh Infants and Junior schools which share a campus, as well as Brownsover Community Infants School. Further state funded and independent schooling is available within the town or a short bus journey away, including Lawrence Sheriff, Rugby High School and the world renowned Rugby School. 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.



Ground Floor

Enter into a galleried split-level entrance hall which is fitted with attractive ceramic tiled plank style flooring, which extends through to the cloakroom, kitchen and utility. Stairs rise to the first floor and oak doors provide access to the accommodation, including an understairs cupboard. The kitchen/breakfast room has triple aspect windows and is fitted with grey shaker style wall and base kitchen cabinets, drawers, cutlery and pan drawers with white marble work surfaces over. There is an island unit finished in navy blue fitted with two CDA ovens, further storage with solid wooden work top over. Further integrated appliances include a CDA five burner gas hob with extractor fan over and dishwasher, with space for a fridge/freezer. The kitchen has ample space for dining and also provides access to the utility room where there is further storage options along with space for additional appliances, such as a washing machine and tumble drier. The sitting room is accessed on a lower level and overlooks the front and side aspect. French doors provide access to the decked area and a log burner inset over a granite hearth provides an attractive focal point to the room.



First Floor

A spacious galleried landing with window above provides access to three bedrooms and the family bathroom. The principal bedroom overlooks the front and side aspect and benefits from a useful storage cupboard and en-suite, fitted with a chrome and glass shower enclosure, wash hand basin, WC, heated towel ladder and attractive deco tiled flooring. There are two further bedrooms, one of which has fitted wardrobes to one wall. The family bathroom features deco flooring, heated towel ladder, bath with shower over, WC and wash hand basin with metro tiling to the splash back areas.



Outside

To the front of the property a large, gravelled driveway with turning point provides parking for several vehicles. The enclosed garden lies to the front of the property and is mainly laid to lawn with mature hedge and tree screening, accessed via a pedestrian gate. There are borders either side of the drive with a variety of seasonal plants including pretty Hydrangea and Lavender. A decked area with balustrades makes an ideal outdoor entertaining area.

Agents Note

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



Viewing

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

Fixtures and Fittings

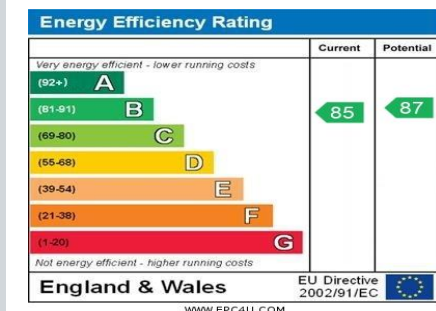
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.

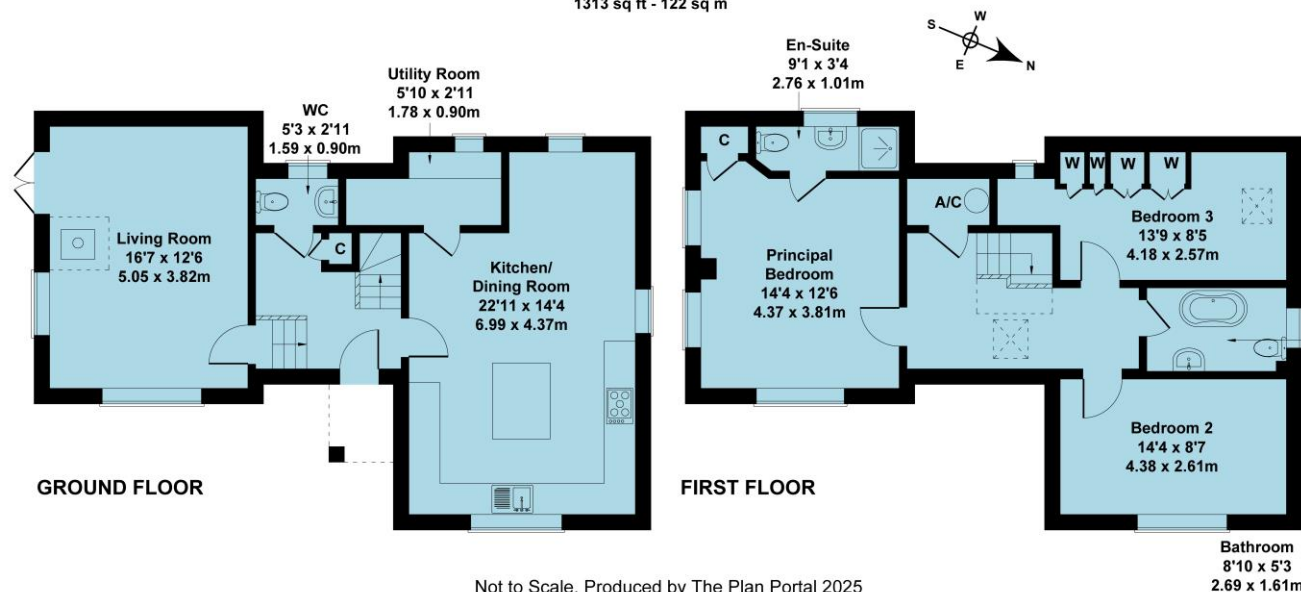
Local Authority

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



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Approximate Gross Internal Area
1313 sq ft - 122 sq m



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

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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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