



Oak House, Back Lane, Harborough Magna, Rugby, Warwickshire, CV23 0HT

HOWKINS &  
HARRISON





# Oak House, Back Lane, Harborough Magna, Rugby, Warwickshire, CV23 0HT

Guide Price: £1,100,000

A beautiful six bedroom property, completely transformed and improved by the current owners to an extremely high specification, with double garage and wonderful landscaped walled rear gardens. Located on the edge of the popular village of Harborough Magna this property offers versatile spacious family living accommodation over three floors.

## Features

- Six double bedrooms
- Three bathrooms
- Impressive entrance hall with split level staircase
- High specification
- Kitchen/breakfast/family room with bi-fold doors
- Underfloor heating to the kitchen
- Semi-rural location
- Open countryside views
- Galleried landing to first floor
- Double garage with electric doors and room over
- Parking for several vehicles
- Popular village location
- Outside security lighting
- Sound system currently not in use
- Landscaped walled garden with granite patio and water feature





## Location

Harborough Magna is a popular village, some four miles from Rugby town. The village has a popular 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 high speed train service to London Euston 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.

Primary schooling is provided at The Revel in nearby Brinklow and Monks Kirby with the school's 'Early Birds' nursery located within the village of Harborough Magna. There is an excellent choice of both state and private secondary schooling in Coventry, Warwick, Princes Risborough, 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. The property is also in the catchment area for Leicestershire schools such as Lutterworth High School and Lutterworth College.



## Ground Floor

An oak front door, with glazed panels either side, provides access to a spacious entrance hall with grey high gloss floor tiles, doors leading to the ground floor accommodation including a cloak cupboard and an impressive, split level staircase rising to the first floor, which provides a focal point to the area. The high gloss floor tiles extend through into the open plan kitchen/dining/family room, utility and the cloakroom, which has been fitted with a wash hand basin inset into a white high gloss vanity unit and wall hung wc with wall mounted flush. The sitting room has wooden flooring throughout and is particularly light and spacious, with a box bay window overlooking the front aspect and French doors providing access to the rear garden. There is a feature slate wall with contemporary log burner inset over a complementing slate hearth. A study is located to the rear of the property and takes advantage of the views over the garden. Double doors from the hall lead to the high spec kitchen/dining/family room which has been divided into three distinct areas, including a dining and family area. The contemporary kitchen has a bank of fitted cabinets with attractive slate veneer doors to one wall, which includes a concealed fridge and freezer. There is a range of complementing, white high gloss kitchen cabinets and a large central island with breakfast bar to two sides which has silver plinths and quartz worktops, along with double drawers which includes pan and cutlery drawers. Fitted appliances include a Bosch oven, microwave, dishwasher, Siemen's induction hob and pop up extractor fan. Bifold doors and a side door lead to the rear garden and a further door provides access to the utility room, which has further white high gloss cabinets with quartz work surfaces and a door which leads to the integral double garage.















## First Floor

A split level staircase provides access to two sides of a large, galleried landing with window over. From here four double bedrooms are accessed, along with a useful heated linen cupboard and the family bathroom. The principal bedroom has fabulous views across the beautiful walled garden and neighbouring fields. There are dual aspect windows and a range of fitted wardrobes, along with an ideal recess perfect for a chest of drawers or dressing area, opposite which a door leads to a spacious en-suite. The en-suite is fitted to a high specification and fully tiled with contemporary tiling to the walls and floor, including attractive mosaic tiling to the walk in, wet area shower which has a glass screen and rainforest shower head. There is a wash hand basin inset into a wall hung, high gloss vanity unit with waterfall tap over and wall mounted wc. Bedroom two overlooks the rear aspect with fitted wardrobes to one wall and an attached fully tiled en-suite, fitted with high quality fixtures including a free standing bath, wall hung wash hand basin inset into a white high gloss vanity unit, wc, chrome heated towel rail and corner glass shower enclosure. There are two further double bedrooms to this floor, one overlooking the side aspect and the other overlooking the rear. The family bathroom has also been finished to a particularly high standard with ceramic flooring and stone effect tiling to the walls, including a modern grey mosaic feature wall. Quality sanitaryware includes a free-standing bath with waterfall tap and shower attachment, chrome heated towel rail, contemporary 'seven' shaped wash hand basin, providing a focal point to the room, and wc.

## Second Floor

A further galleried landing with Velux window has doors leading to two large double bedrooms. Both bedrooms are particularly spacious with Velux windows over and fitted wardrobes, with bedroom six further benefitting from fitted drawers.







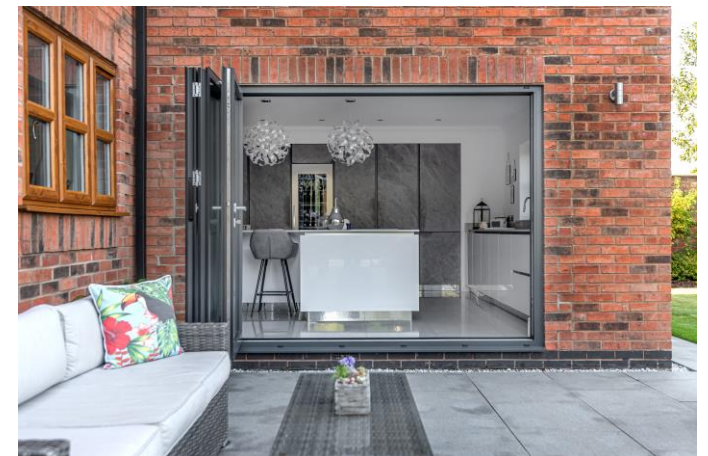






## Outside

To the front of the property there is a brick built wall with pillars and access to a generous pebbled driveway, providing parking for several vehicles in front of the double garage, which has electric doors and a staircase leading to a loft room. This could make an ideal office, gym or playroom. A gate provides access to the side of the property which has been landscaped to create a small seating area, in front of a planted sleeper border with astro turf. A picket gate leads to the beautiful, walled rear garden which has been landscaped by the owners and offers a manicured lawn, edged with bark chipped borders planted with an abundance of attractive plants and trees including lavender, silver birch trees, acer, ferns, topiary and ceanothus. A lava grey granite patio runs across the rear of the property and extends round to the side, where there are raised sleeper beds, ideal for planting vegetables, and a tiled and clad log store plus double gates which lead to the front of the property. There is a decked area to the far corner of the garden with modern stainless steel water feature behind.





## Viewing

Strictly by prior appointment via the agents Howkins and Harrison on 01788 564666.

## Fixtures and Fittings

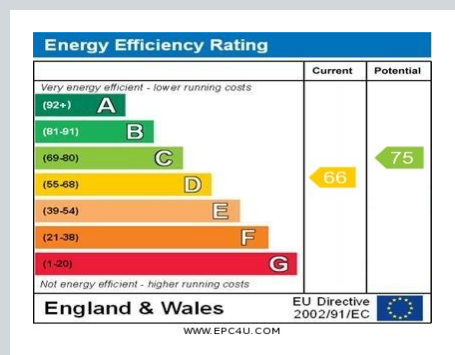
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – G.



## Howkins & Harrison

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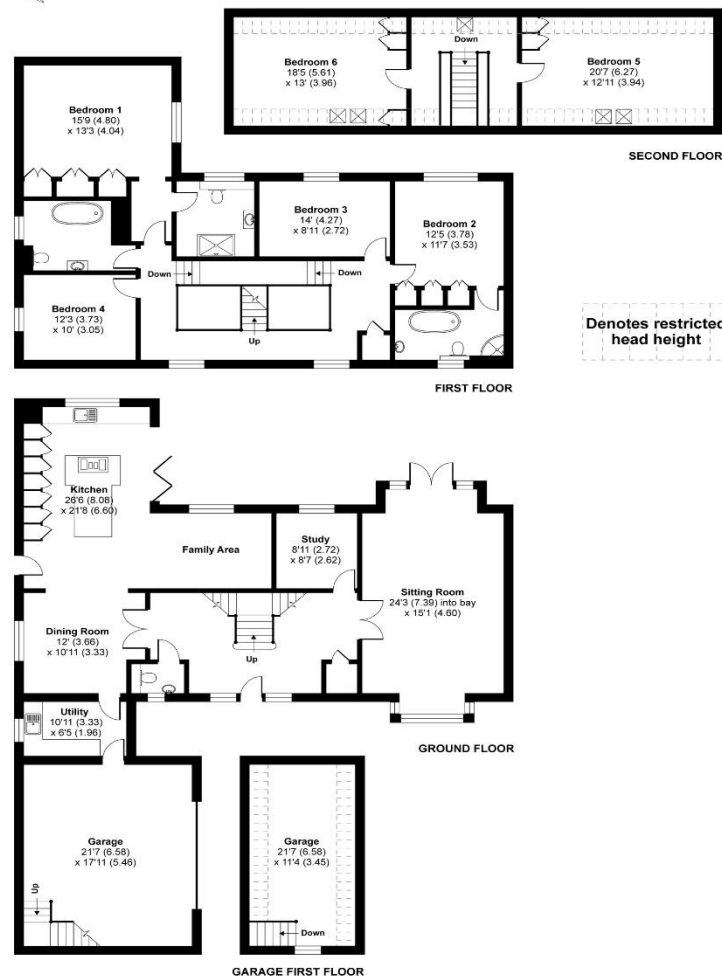
## Back Lane, Harborough Magna, Rugby, CV23

Approximate Area = 3744 sq ft / 347.8 sq m (includes garage)

Limited Use Area(s) = 284 sq ft / 26.4 sq m

Total = 4028 sq ft / 374.2 sq m

For identification only - Not to scale



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.

