



Home Close, Broadwell, Rugby, Warwickshire, CV23 8HB

HOWKINS &
HARRISON

Home Close, Broadwell,
Rugby, Warwickshire,
CV23 8HB

Guide Price: £765,000

An attractive and spacious four bedroom stone detached bungalow located in a sought after Warwickshire village. This property further benefits from a large garage and off-road parking for several vehicles.

Features

- Spacious living room
- Garden room
- Kitchen/breakfast room and separate utility room
- Mature landscaped gardens
- Large garage
- Off-road parking
- Popular village location
- No onward chain



Location

Broadwell is a small, attractive and popular Warwickshire village, situated in unspoilt countryside between Rugby and Southam. There is an attractive village green, a new village hall, a Methodist Chapel and the Church of the Good Shepherd. There is a wide selection of country pubs and restaurants in the surrounding villages, with shopping available 4 miles away in Southam, which has a Tesco, Co-op and other local stores, whilst there is also a Sainsburys superstore only 6 miles away in Rugby. There is a wider range of shopping in Royal Leamington Spa, or Rugby, both having frequent train services into London. The train service from Rugby to London Euston takes under 50 minutes, Birmingham Airport is 24 miles away and the M40 (J12) is 11 miles away. Junior schooling is found in nearby Leamington Hastings, Dunchurch and Southam. There is a wide choice of excellent private schooling all within easy travelling distance including Southam College (secondary school which has a very high rating nationally), as well as the highly regarded boys and girls grammar schools in Rugby. Regular school buses transport school children directly from the village.



Accommodation

Enter into a useful porch which provides access into a spacious entrance hall, where doors provide access to the accommodation including a useful storage cupboard ideal for coats and shoes. Double doors open to a lovely sitting room which has dual aspect leaded windows overlooking the both the front and rear aspects. There is decorative coving, a ceiling rose, fitted leaded glass cabinet to one wall, with the focal point of the room being a marble fireplace with gas fire inset. From here, there is access to a lovely garden room which overlooks the rear and has doors leading to the garden and the kitchen/breakfast room. The kitchen/breakfast room is fitted with ceramic tiled flooring and a variety of wall and base kitchen cabinets and drawers with work surface over. Integrated appliances include a range style cooker with hot plate and gas hob with extractor fan over, built-in microwave and space with plumbing for a dishwasher and American style fridge/freezer. A door from the kitchen opens to a large utility room where there are further wall and base cabinets, a Belfast sink along with a washing machine and tumble drier which, in addition to the range cooker, American fridge/freezer and dishwasher, are included within the sale. Off the utility room there is access to the rear garden and a cloakroom, which can also be accessed from the hall, fitted with storage cupboards, a WC and wash hand basin inset into a vanity unit. Adjacent, is a bedroom which is currently being used as a study and has fitted shelving. The principal bedroom overlooks the rear garden and is accessed via an inner hall and arch. There are fitted wardrobes and drawers to one wall, along with a fully tiled wet room with shower, white tiling with attractive mosaic inserts to the wall, WC, pedestal wash hand basin and a white high gloss vanity unit with granite surface over. The guest bedroom is located next to the family bathroom which is fitted with ceramic tiled flooring and ceramic tiling to the splash back area, bath with handheld shower over, WC, shower enclosure and two useful vanity units. There are two further bedrooms, one of which is currently being used as a dining room.





Outside

To the front of the property there is a large block paved driveway and a large garage which provides parking for several vehicles. The front garden is mainly laid to lawn with planted borders and established trees. A pathway extends around the side of the property and leads to the rear garden which is also mainly laid to lawn with planted borders and shrubs including an attractive black Elder and an established Walnut tree. There is a paved patio ideal for outdoor entertaining, a pergola with climbing roses and a garden shed.

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

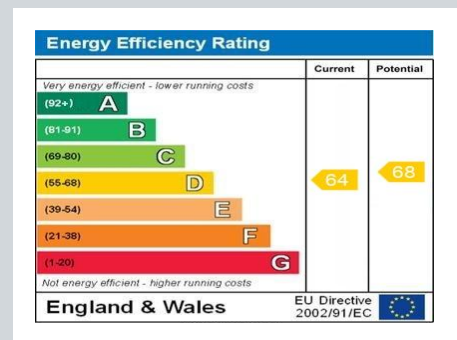
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – G.



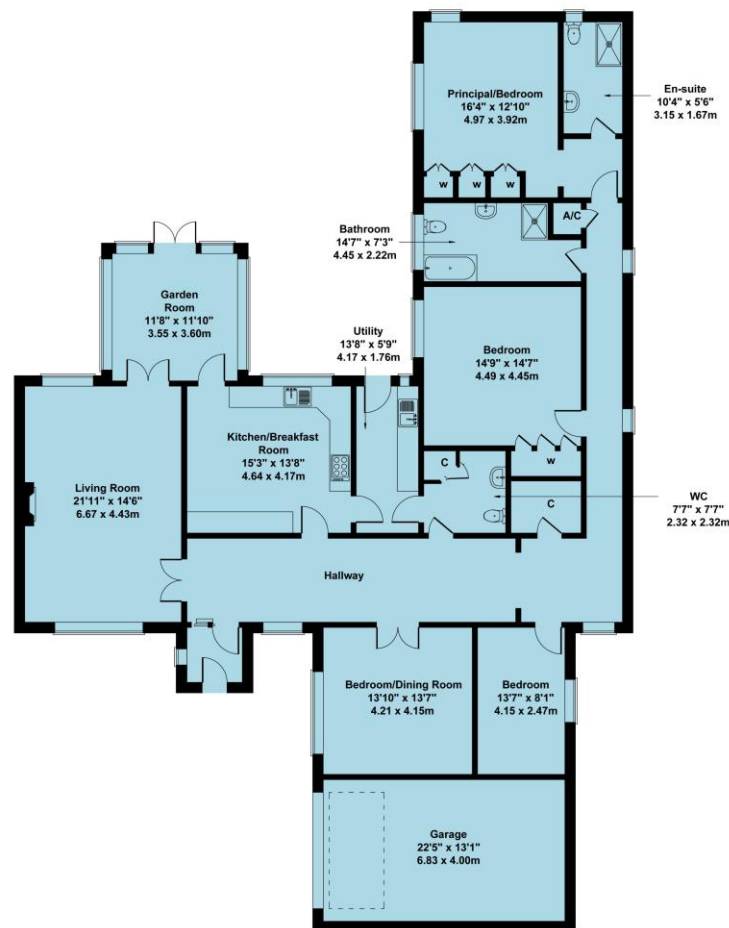
Howkins & Harrison

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Approximate Gross Internal Area
2626 sq ft - 244 sq m



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

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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