



Gable Ends, Birdingbury Road, Marton, Rugby, Warwickshire, CV23 9RY

HOWKINS &
HARRISON



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Guide Price: £995,000

An opportunity to acquire an extended six bedroom property offering deceptively spacious accommodation over three floors. This property is located in the heart of the popular village of Marton and is situated on a 0.99 acre plot, with the rear garden backing on to open fields.

Features

- Over 3154 sq feet of accommodation
- 0.99 acre plot
- Six bedrooms
- Principal bedroom with walk-in dressing room and en-suite
- Three reception rooms
- Log burners in all three reception rooms
- Large frontage
- Parking for numerous vehicles
- Provision for electric gates to the front drive
- Substantial established rear garden backing on to fields
- Popular village location
- No chain



Location

Marton is ideally located within the county of Warwickshire and has easy access to the towns of Rugby and Leamington where there is a good range of shopping and leisure facilities as well as a large selection of public and state schooling including Rugby School, Bilton Grange, Arnold Lodge, Warwick, and nearby Princethorpe with grammar schools including Lawrence Sheriff and Rugby High School for Girls in Rugby. Although not in the catchment area, some of the villagers' children also attend Southam College as a bus stops in the village and some primary school children attend the popular Knightlow Primary School in the nearby village of Stretton on Dunsmore which has an outstanding Ofsted report. The village has a vibrant community with many social events held at the village hall and church including an active cricket club. Easy commuting access to motorways (M1, M6, M40, M69), Birmingham International Airport, Coventry Station (Euston 59 minutes nonstop) and Rugby station.



Ground Floor

A spacious and impressive entrance hall is fitted with oak flooring which complements the oak staircase which rises to the first floor. Doors lead to the ground floor accommodation including a cloakroom fitted to a high standard with Villeroy and Boch wall hung wash hand basin, WC and further oak flooring. The living room has an attractive curved bay window overlooking the front aspect and glazed panels either side of French doors with the focal point of the room being a beautiful brick-built fire place with oak beam over and log burner inset over a flagstone hearth. The utility room is accessed off both the kitchen and living room and provides space for additional appliances such as tumble drier and freezer and access to the rear garden. Overlooking the rear garden the kitchen is fitted with Beech wall and base cabinets, cutlery drawers and pan drawers with work surfaces over including a useful breakfast bar. Integrated appliances include double electric oven, fridge and dishwasher. Double doors lead through to the family room which is fitted with attractive parquet flooring, log burner on a granite hearth and patio doors which provide access to the garden. The dining room also features parquet flooring and a log burner and a curved bay window overlooking the front aspect.





First floor

A spacious galleried landing offers generous space which would be ideal for a library or study area. Stairs rise to the second floor and doors lead to the bedrooms, family bathroom and a fantastic decked balcony ideal for sitting out on summer evenings. The principal bedroom has wonderful views across the garden and benefits from a walk-in wardrobe with hanging rails and shelving and an en-suite fitted with wood effect flooring, chrome and glass shower enclosure, WC and vanity unit with drawers and wash hand basin inset. There are three further double bedrooms to this floor, one of which is fitted with sliding mirrored wardrobes and a study which overlooks the front aspect. The family bathroom is fully tiled throughout and fitted with a corner Jacuzzi bath, shower enclosure, wash hand basin with fitted mirror over, WC and chrome heated towel rail.

Second floor

A galleried landing with window over provides access to two double bedrooms with dual aspect windows including a porthole window either side and a further bathroom fitted to a modern design and fully tiled to the splash back areas. The suite includes a shower enclosure with chrome and glass screen, heated towel ladder, wall hung wash hand basin with fitted mirror over and WC.

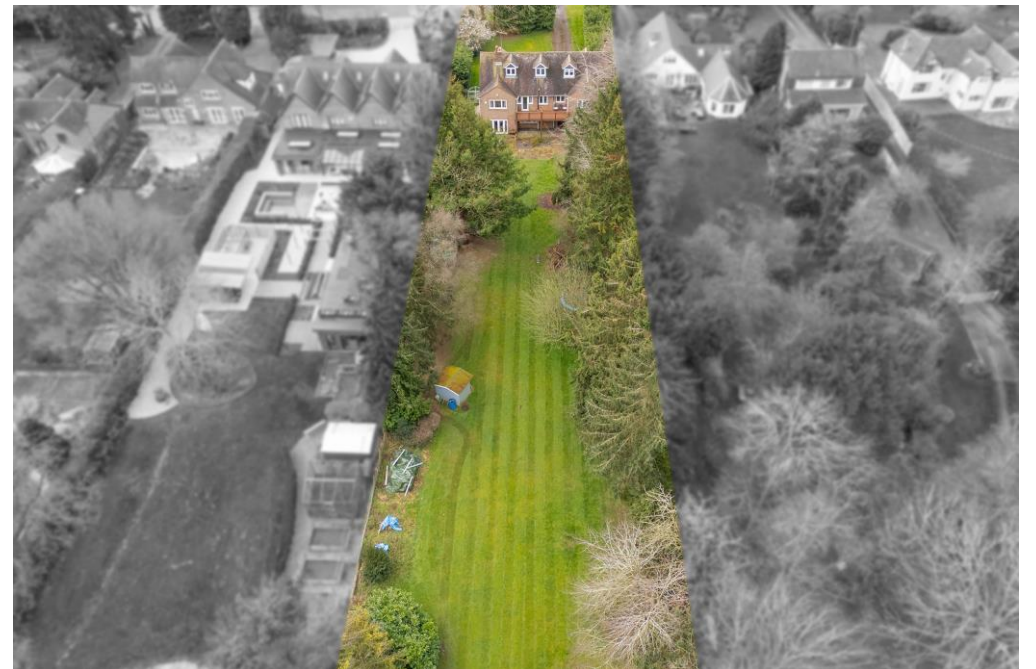




Outside

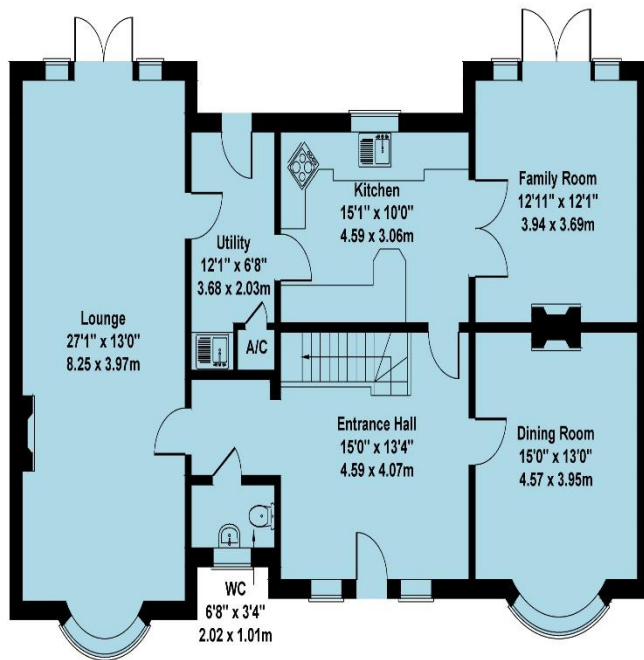
To front of the property there is a sizeable garden which is mainly laid to lawn and bounded by established shrubs and trees. A lengthy tarmacadam drive provides parking for numerous vehicles. The current owners have made provision with electrics should the next owners wish to install electric gates and have previously secured planning permission for a garage (now lapsed). To the side of the property there is double wrought iron gates which provides access to the extensive rear garden. The rear garden equates to approximately 0.96 of an acre and has a spacious patio which runs across the rear of the property providing an ideal seating area which is partially covered from the balcony above. There are numerous mature shrubs, trees and plants, including a wonderful established monkey puzzle tree and raised sleeper planters. An area sectioned off by a picket fence and gate makes an ideal storage area and houses the oil tank. There is a green house, summer house and garden shed and a lovely wooded area with central ornamental gates to the rear of the garden which backs on to open countryside.



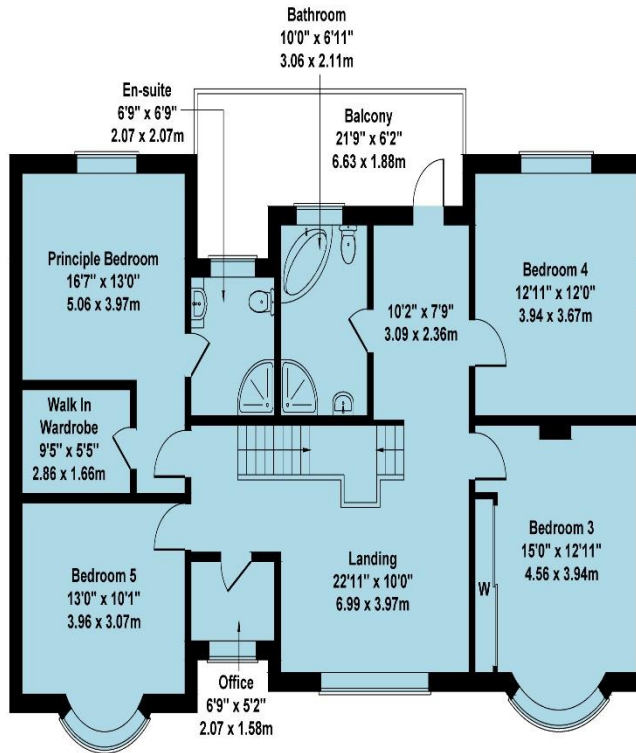


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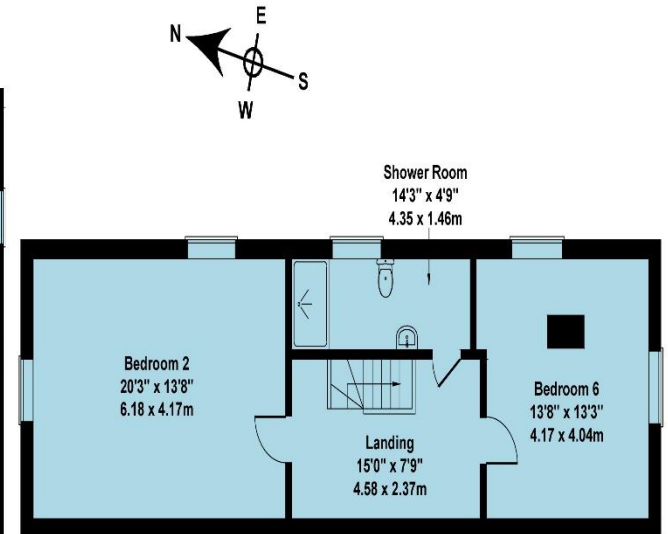
Approximate Gross Internal Area
3154 sq ft - 293 sq m



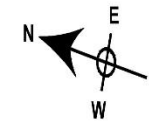
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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
Council Tax – F

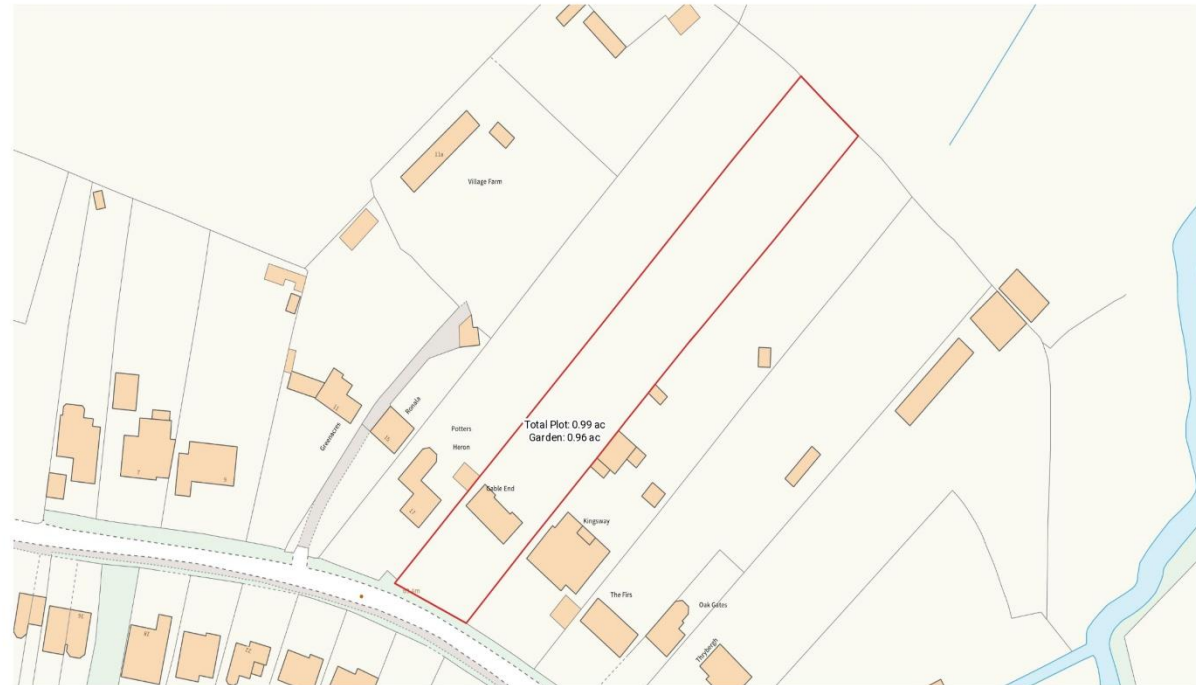
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gable End
Sale Plan

HOWKINS &
HARRISON

Land App



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20 m
Scale 1:1200 (at A4)
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