



## 41 Whittle Close

BILTON, RUGBY, WARWICKSHIRE, CV22 6JR

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**Have you ever imagined alfresco dining and entertaining family and friends at your garden bar in the privacy of your own garden? Sounds idyllic? This dream can be your new reality with this spacious detached home.**

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**Property at a glance**

Freehold Detached Home  
Four Generous Bedrooms  
Quiet End Of Cul-De-Sac Location  
Parking For Up To Four Cars  
Exclusive Private Garden Bar  
Landscaped Front And Rear Gardens  
Ideal For Entertaining Guests  
Excellent Commuter Transport Links  
Retail Park Shopping Within Walking Distance  
Local Schools Within Walking Distance

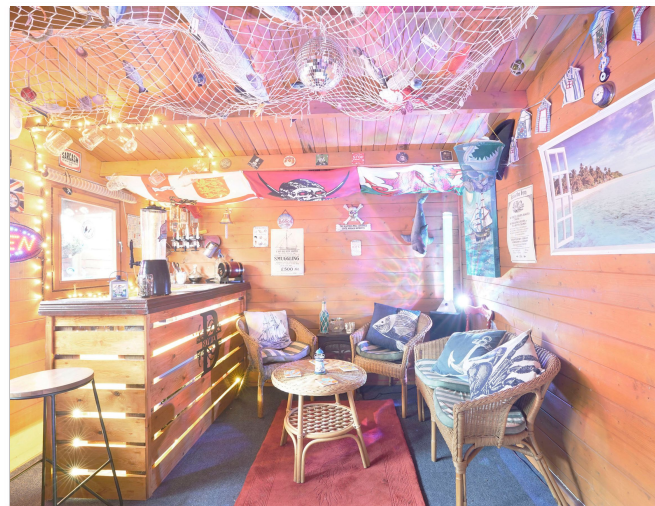






As you approach this stunning home, you are immediately welcomed by a spacious block-paved driveway. You'll also notice that there is a single garage which has internal lights, electrical plug sockets and is a versatile space which has potential to be used as a home gym or a workshop and could potentially be converted into a home office.

The generous rear garden is very private and is a fantastic space for outdoor entertaining thanks to the large patio which is perfect for alfresco dining and the summer house which has been converted into a home bar with full electrical connection. A wonderful space to enjoy a warm summer's day with family and friends. In addition to this, the garden offers raised flowerbeds, a large lawned area and two storage sheds. The rear garden wraps around the side of the property and provides convenient access to the front of the property.



“For me there are few properties that come to the market that compare to this property, the amount of space it offers in the desirable location of Bilton village makes this a rare find”



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## The Seller's View

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"When we first saw our home, we loved the size and privacy offered by the garden"

"Our favourite time of year is spring. When I can get out in the garden and relax in the sun or do a bit of gardening!"

"We feel very lucky to live at the end of a cul-de-sac with good neighbours nearby, there's a nice community here and it feels very secure"

"Our fondest memory from our time living here is when our son brought home our two grandchildren at the time of their births, it was a very special time and it was great being able to support our son and help raise our grandchildren"

"Our favourite room in the house is the living room, especially in the winter when we can light the open fire!"

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**"Our favourite room – The Living Room"**



Directions

Heading South on the A38 take The Manadon Interchange turning, at the roundabout take the 5th Exit towards Derriford, keep in the left hand lane and proceed along the road, at the first set of traffic lights turn left into Boniface Lane, take the first left in to Temeraire Lane and immediately left into Jellicoe Road, follow the road and you will come to a crossroads, the sign and driveway to Manadon House is immediately infront of you.

Services

Mains water, mains gas, electricity and fibre optic broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council  
Town Hall, Evreux Way, Rugby, CV21 2RR  
www.rugby.gov.uk  
Tel 01788 533533  
Tax band - E

Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
henry@thepropertyexperts.co.uk

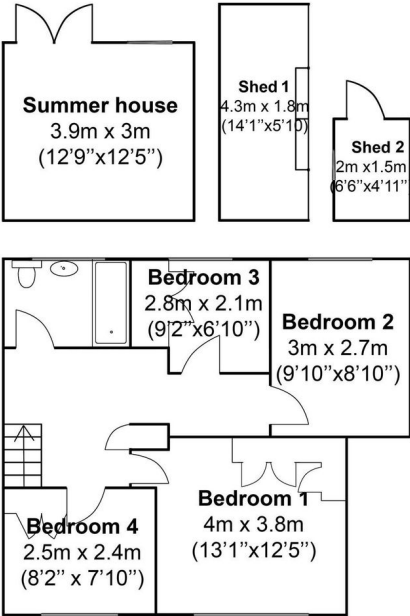
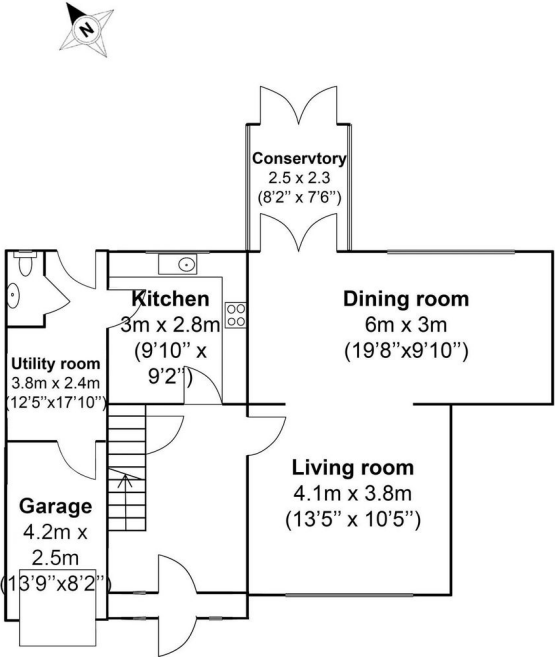
Amenties/Distances

- Town Centre 1.8 miles
- Primary Schools 0.2 miles
- Train Station 2.8 miles
- Motorway links 2.6 miles
- Airport 23.0 miles
- Nearest City 11.9 miles
- Bus Stop 0.1 miles
- University 11.4 miles
- Hospital 1.5 miles

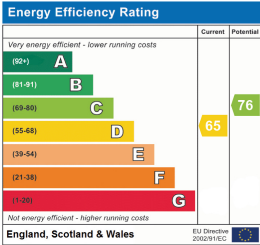
Whittle Close, Rugby, CV22

Total approximate area = 156 sq.m. / 1679 sq ft  
House approximate area = 133 sq.m./ 1431 sq ft  
Summer house = 12 sq.m./ 129 sq ft  
Shed 1 = 8 sq.m./ 86 sq ft  
Shed 2 = 3 sq.m./ 32 sq ft

For identification only - not to scale



AGENTS NOTES  
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the **Area**

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## **Rugby**

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



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## **Warwickshire**

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.





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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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