



4 Feldon View Barns, Frankton, Warwickshire

# 4 Feldon View Barns

## Frankton

---

Feldon View Barns are set down a long shared private drive, well back from the public road and surrounded by traditional farmland.

Frankton is a charming small Warwickshire village with a parish church, pre-school nursery, village hall and The Friendly Inn public house. It is located approximately 6 miles from Rugby and 7 miles from Leamington Spa.



**Tenure:** Freehold

**Local authority:** Rugby Borough Council

**Council tax band:** TBC





Birmingham and London are easily accessible by road and rail links. There are rail services from Rugby offering a direct service to London Euston (approximately 48 minutes) and from Leamington Spa to London Marylebone. There is good access to the motorway network, with the M45 providing fast access to the rest of the country via the M1, M42, M5, M40 and M6.

There is comprehensive shopping at Rugby and Leamington Spa, which also benefits from a wide range of cultural and recreational facilities. Leisure facilities in the area include golf at Whitefields, Thurlaston, Staverton and Hellidon Lakes, racing at Warwick and Stratford-upon-Avon and sailing and fishing at Draycote Reservoir, Theatres at Stratford-upon-Avon. Footpaths and bridle paths give access to the surrounding countryside.

There is an excellent range of state, grammar and private schools in the area, including Rugby School, Rugby grammar schools, Princethorpe College. Arnold Lodge School and Kingsley School for Girls in Leamington Spa. Bilton Grange, Dunchurch and Warwick School in Warwick. Others a little further away include Tudor Hall and Bloxham.

Rugby 6 miles (Intercity trains to London Euston from 48 minutes), Leamington Spa 7 miles, M40 (J12) 13 miles, M45 3 miles, Coventry 9 miles, Banbury 22 miles (trains to London Marylebone from 58 minutes), Birmingham 22 miles, London 88 miles, (Distances & time approximate).





Contemporarily designed with a central glazed atrium and stairwell in a beautiful elevated location, close to a sought-after village.

Part of a farmyard development to create five individual bespoke homes with 10-year warranties. Created from farm barns with a double-height glazed hall, Barn 4 is a two-storey house with a contemporary design with accommodation extending to about 1,600 square feet. The property has large double-glazed dark grey aluminium windows and doors and sliding patio doors in conjunction with the extensive use of roof lights. The property will be economical and environmentally friendly to run with high insulation levels, mostly tiled ground floor flooring, and air source underfloor heating.

There is brick and corrugated metal cladding to the exterior and metal roof cladding with high insulation levels. The roof will retain the character of the building, combined with the contemporary look of aluminium gutters and aluminium powder-coated windows and doors.

The hall is fully glazed, with a coat cupboard and staircase rising. The living room is bright and spacious with windows to two sides, wood burning stove and a door to the patio. An open-plan fitted kitchen has integrated appliances and an island unit, sliding glazed doors to the outside and a large pantry. The utility room has a sink and plumbing, a downstairs cloakroom and a door to the patio. The home office/study is ideal for home working.

The staircase in the glazed link rises to the gallery landing, off which are three generous bedrooms, a bathroom and an en suite shower room with high-quality sanitary ware and tiling.

## Gardens and Grounds

The property has four parking spaces, and the south-facing garden has a brick boundary wall for privacy. There are paved patios, paths and lawned areas to each side of the front door with views to the front over a grass paddock. All of the properties come with a landline, the infrastructure to connect broadband (owner to choose supplier) and an Electric Vehicle charging point.





## Services

Mains water and electricity are connected to the property. A communal sewerage treatment plant serves the 5 properties. Air source heat pump for central heating. Telephone and broadband.

## Directions (CV23 9QR)

From the M1 (J17), take the A45 to the end. Continue westward on the A45 for about 1/3rd of a mile and fork left onto the B4453. After about 1 mile, turn left signed to Bourton and Frankton and take the next turn right to Frankton. Proceed into the village, past The Friendly Inn, and turn left into Birdingbury Road. Proceed up the hill, and the entrance drive to Feldon View Barns will be found on the right. Proceed past Feldon View Farmhouse to Feldon View Barns. Alternatively, from the M40, leave at junction 11 and travel northwards on the A423 signed Southam & Coventry. Proceed through Southam and Long Itchington on the A423 and turn right signed Birdingbury. Proceed through Birdingbury and turn left signed Frankton. The entrance to Feldon View Barns will be on the left before descending into the village.









First Floor



Ground Floor

**Approximate Gross Internal Floor Area**  
**148 sq m / 1594 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## 4 Feldon View Barns Frankton

Knight Frank  
 Stratford-upon-Avon  
 Bridgeway House  
 Bridgeway  
 CV37 6YX  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more  
**James Way**  
 01789 206950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated February 2025. Photographs and videos dated February 2025.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Date: 18 February 2025  
Our reference: STR012279428

## 4, Feldon View Barns, Birdingbury Road, Frankton, Rugby, CV23 9QR

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£600,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

Full details of all our properties and a wide range of services can be viewed online at [knightfrank.co.uk](https://knightfrank.co.uk). You can also receive early information on new properties coming on to the market by signing up to [My Knight Frank](#).

For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner  
+44 1789 206 950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

**[knightfrank.co.uk](https://knightfrank.co.uk)**

Your partners in property

Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members' names of Knight Frank LLP may be inspected at our registered office.

Regulated by RICS

V4.3 Sep 24