



The Coach House
Frankton Manor, Frankton, Rugby, Warwickshire





A **unique opportunity** to purchase a beautifully presented, detached property on the Frankton Manor Estate, with a private garden and stunning views to the church and open countryside beyond.

Summary of accommodation

Entrance hall | Kitchen/breakfast room | Playroom/study | Sitting room | WC

Principal bedroom with en suite bathroom | Two further double bedrooms | Family bathroom

Garage | Garden store | Garden | Driveway with private parking

Distances

Rugby 6 miles, Leamington Spa 7 miles, Banbury 22 miles, Birmingham 22 miles, London 88 miles

(All distances and times are approximate)



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Situation

The Coach House is situated on the Frankton Manor Estate and is accessed by a right of way over a private driveway with ample parking. The property is well located for access to the motorway network bringing Birmingham, Coventry, Leicester, Northampton, Milton Keynes and Oxford all within easy daily reach. Rugby offers a direct rail service to London Euston, taking approximately 58 minutes, and Leamington Spa offers a direct rail service to London Marylebone, London Euston and London Paddington, all taking approximately 1 hour 25 minutes.

There is an excellent range of state, private and grammar schools in the area including Rugby High School for Girls, Lawrence Sheriff Grammar School, Bilton Grange Prep School, Rugby Public School in Rugby, Princethorpe College Public School, Arnold Lodge School, Kingsley School for Girls in Leamington Spa and Warwick Prep and Public School and Kings High School for Girls in Warwick. Southam College was rated outstanding in its most recent Ofsted Report (September 2021).

There are several local golf courses in the area including Whitefields at Thurlaston and Leamington. Sailing and fishing can be found at Draycote Water, and the surrounding area is excellent for riding and walking. The property is well positioned for access to a wide range of equestrian activities. There is racing at Warwick (12 miles) and Stratford (18 miles) and polo at Southam and Rugby.





The property

Situated in the beautiful village of Frankton, The Coach House offers the perfect home for those looking for a countryside lifestyle. It is a detached property constructed of red brick that offers a blend of character and modern comfort.

The front door enters to a light and airy entrance hall that opens up into the spacious, dual-aspect kitchen/breakfast room, which is complete with an AGA, fitted units, integral dishwasher, central island, and stunning easterly and westerly views of the garden and the driveway that bathe the room with natural light. From the entrance hall you can also enter the generous dining room/playroom/study, with a door leading to a cloakroom and a large window providing a beautiful outlook of the garden. The ground floor further extends to an elegant, dual-aspect sitting room, with a working open fireplace, exposed timber beams and French doors leading to a patio area and the garden beyond.

Stairs in the entrance hall rise to a spacious first-floor landing leading to the principal suite, comprising an expansive principal bedroom with three windows providing westerly views to the driveway and easterly views to the garden, an en suite bathroom with fitted bath and separate shower unit and extensive built-in wardrobes.





The first floor offers two further generous bedrooms and while both have views of the Coach House garden, the very large one has a second aspect looking out across the manor house's lawns towards pretty, wooded countryside beyond.

In addition to the living accommodation, the property benefits from a gravel driveway that provides ample parking for multiple cars, a large garage and a double storey garden room with the potential to be converted into further living space. The grounds comprise a secluded and peaceful lawned garden with a scattering of mature trees, a patio area and a stone-paved path that follows the perimeter of the property to provide access to the side and rear. There is also a further path and gate leading out at the back of the garden onto a path to the medieval church of St Nicholas.

Services

Mains gas, electricity, water and drainage are connected to the property.

Directions (CV23 9PJ)

From junction 17 of the M1, take the M45 to the end. Continue in a westward direction on the A45 for about a third of a mile and fork left onto the B4453.



After about 1 mile proceed past the sign to Bourton and Frankton and take the next left, signposted to Frankton. On the edge of the village at a small crossroads, turn right down a 'no through' road and then take the first driveway on the left to The Coach House.

Alternatively, from the M40 leave at junction 11 and travel northwards on the A423 signed Southam and Coventry. Just under 6 miles after leaving Southam, turn right onto the B4453 and take the first right signed Frankton. On the edge of the village at the crossroads, turn right down a 'no through' road and then take the first driveway on the left to The Coach House.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold

Local Authority: Rugby Borough Council: 01788 533533

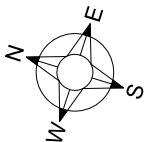
Council Tax: Band D

EPC Rating: D

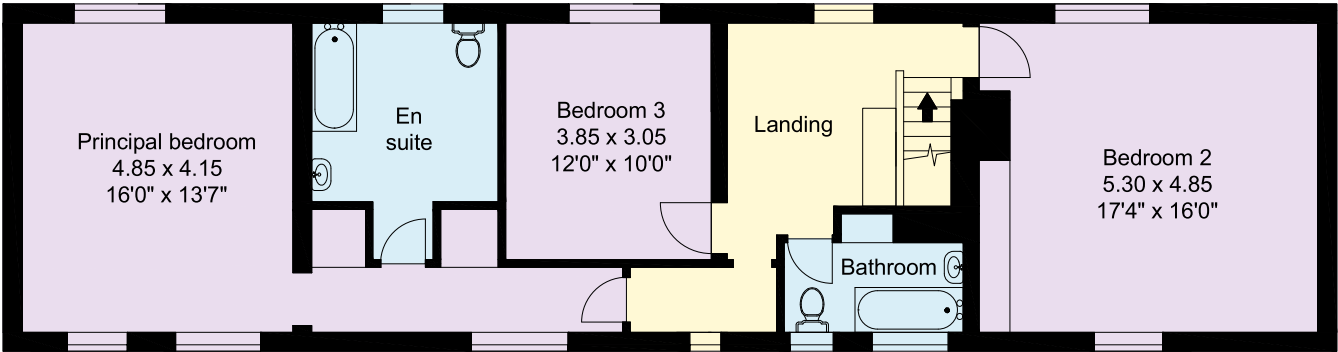


Approximate Gross Internal Floor Area
231 sq m (2,495 sq ft)
inc. Garage/Garden store

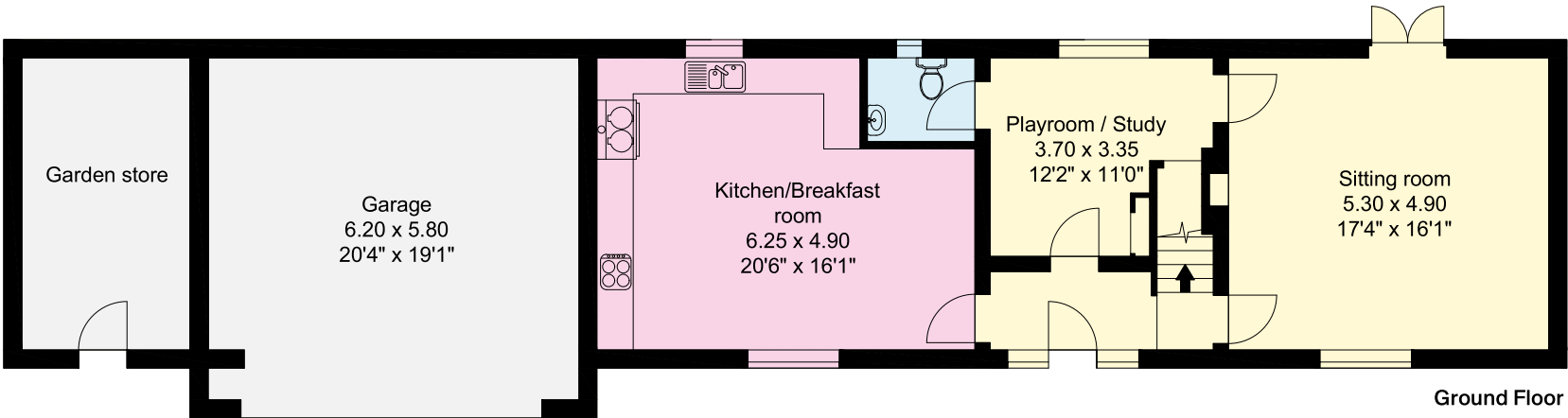
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



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.

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Particulars dated February 2025. Photographs and videos dated December 2024.

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Date: 19 February 2025
Our reference: STR012492592

The Coach House, Frankton Manor, Frankton, Rugby, CV23 9PJ

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£650,000**.

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

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

We'd love to help you.

Yours faithfully



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