



The Stables Leamington Hastings, Nr Rugby, Warwickshire



A lovely barn conversion on the edge of the village with open south-facing views in a **most sought-after location**. The property also benefits from an additional barn.

Summary of accommodation

Sitting room | Kitchen/dining room | Pantry | Utility room | Study

Principal bedroom with en suite shower room and dressing room | Bedroom two | Bedroom three | Bathroom

Garage/Barn with workshop | Private parking | Delightful gardens

In all, about 0.24 acre

Distances

Rugby 8 miles (intercity trains to London Euston from 50 mins), Leamington Spa 12 miles (intercity trains to London Marylebone from 69 mins)
Warwick 12 miles, M40 (J12) 14 miles, M45 5 miles, Birmingham Airport 22 miles, Birmingham 26 miles
(All distances and times are approximate)



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Situation

The Stables is situated on the edge of the pretty village of Leamington Hastings, set back from the village street and overlooking traditional rolling Warwickshire countryside. The parish has a primary school, village hall, tennis court and bowls club. The village also boasts a fine church dating back to the 13th century. The property lies partly in the village Conservation area. There is a village pub in Birdingbury nearby, with shopping facilities in Southam (4.5 miles) and Dunchurch, and further recreational facilities in Rugby (8 miles) and Leamington Spa.

There are a number of good state, grammar and private schools in the area to suit most requirements, with a Church of England infant school at Leamington Hastings, Bilton Grange Prep School, Rugby Public School, Princethorpe College, Kings High School for Girls and Warwick Public School. Arnold Lodge School and Kingsley School for Girls are in Leamington Spa and Southam College.

For the commuter, trains run regularly from Rugby to London Euston (from 50 mins) and to Birmingham (from 40 mins), making the daily commute a very manageable option. The motorway network can be accessed from Junction 12 of the M40 or Junction 1 of the M45 giving access to the M1. Birmingham International Airport is about 22 miles away. There are race courses at Stratford-upon-Avon, Warwick and Towcester and polo at Southam. Local golf courses, including Hellidon Lakes and Staverton Park, are both close by. There is sailing at Draycote Water.

The property

A lovely barn conversion on the edge of the village plus an additional barn with potential. The property also benefits from parking for many vehicles, grounds extending to circa 0.24 acre and open south-facing views, in a most sought-after village.

The Stables was converted and extended in 2021, resulting in a very fine individual single-storey home with vaulted ceilings featuring exposed oak trusses and beams, full-length windows, flagstone and solid timber floors and solid oak doors. The property benefits from a 10-year structural warranty (7 years remaining), high levels of insulation, underfloor heating to living areas, radiators to bedrooms, double-glazed windows and French doors.

The triple aspect kitchen/diner with vaulted ceiling and exposed oak roof truss and beams, flagstone floor and full-length windows. The fully fitted kitchen features an island unit with granite top, extra wide hob and concealed downdraft extractor. A Corian worktop with integrated sink sits above a range of kitchen units to the front with integrated dishwasher. Twin ovens, larder, shelving and space for an American fridge-freezer are located to the side.









A useful bar for entertaining with solid oak worktop completes the kitchen area. French doors from the dining area leading to the south and east-facing patio enjoy the best of the views and floor length windows to the south overlook the kitchen garden and fields beyond. The pantry and utility room are located next to the kitchen with flagstone floors and rear door to the garden.

The south-facing sitting room features a vaulted ceiling with exposed oak truss and beams, two large full-length windows, flagstone floor and a wood burner. A solid oak sliding barn door to the hallway completes the room.

The south-facing principal bedroom suite is quietly situated off the sitting room and benefits from vaulted ceilings with oak beams, full length windows and feature radiators. The suite includes a walk-in dressing room with a range of fitted open wardrobes, two solid oak doors to shelving areas, a solid oak built in dressing table and glazed door to an outside secluded seating area. The en suite shower room has fitted bathroom units with built in sink and WC, and a large walk-in shower.

A flagstone corridor from the sitting room leads to the second double bedroom which features two windows to the garden, a third bedroom, and a study with views to the garden. The family bathroom has a vaulted ceiling, flagstone floor, corner bath with shower over, a range of fitted bathroom units with twin basins and WC. Subject to necessary consents the property would justify further extension.



Gardens and grounds

Located off a bridleway which provides vehicular and pedestrian access to four dwellings, the property is screened from the road and approached through wide double gates to a large gravel driveway, providing a parking area for many vehicles. The detached steel barn, which is currently providing garaging, storage and enclosed workshop, is located to the front of the property and could satisfy a variety of uses or conversion, subject to necessary consents.

With uninterrupted views over a post and rail boundary fence to the adjoining fields and wood to the south, the property has a lovely garden with patio area, lawn, flower beds and borders. A gravel pathway leads to a firepit area with built in stone seating and wildflower garden. The pathway also leads to the vegetable garden which adjoins the field and conveniently runs along the length of the kitchen/diner.

Services

Mains electricity, water and drainage are connected to the property. Heating and hot water supplied by electric combi-boiler. Telephone and Broadband are available.

Fixtures and fittings

All those items mentioned in these sales particulars are included in the sale. All other items, such as curtains and garden statuary, are specifically excluded but some items may be made available by separate negotiation.

Directions (CV23 8DY)

From the M40 (J12), proceed through the village of Bishops Itchington on the B4451. At the T junction, turn right on to the B4451 signed Deppers Bridge and Southam and continue through the village of Deppers Bridge and into Southam. At the roundabout, turn right and at the next roundabout, turn left on to the Southam by-pass and continue to the second roundabout and turn right on to the A426. Continue past the village of Stockton on the right-hand side and take the turning on the left for Leamington Hastings. Proceed to the village and turn left on the sharp right-hand bend before the church. The Stables is then on the left.

What3words: [///miracles.glory.interview](https://www.what3words.com/#!/miracles.glory.interview)

Viewing

By prior appointment only with the agents.



Property information

Tenure: Freehold

Local Authority: Rugby Borough Council: 01788 533533

Council Tax: Band F

EPC Rating: E



Approximate Gross Internal Floor Area

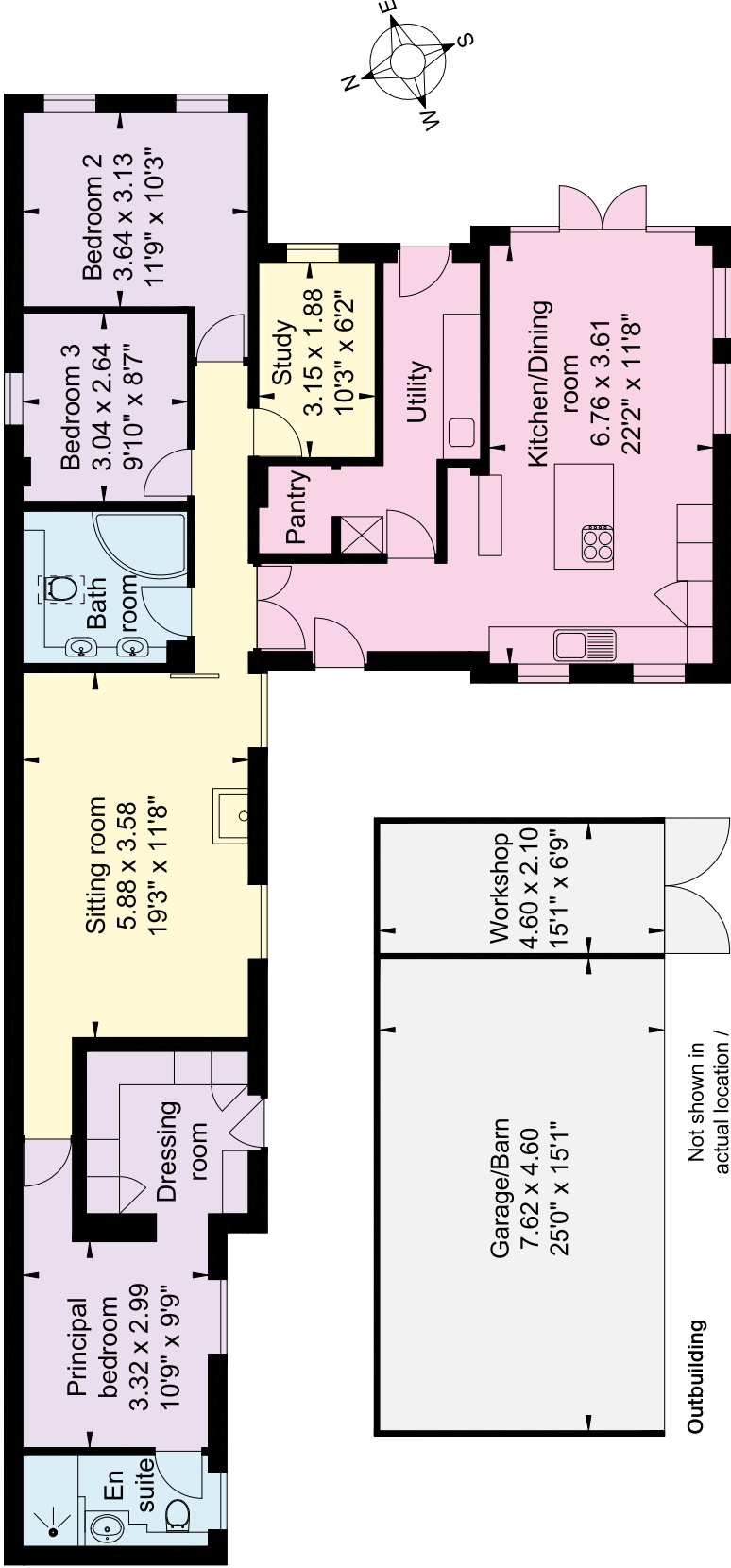
House: 129 sq m (1,389 sq ft)

Outbuilding: 45 sq m (485 sq ft)

Total: 174 sq m (1,874 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.

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



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 September 2024. Photographs and videos dated August 2024.

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Date: 03 October 2025
Our reference: STR012463367

The Stables, Leamington Hastings, Rugby, CV23 8DY

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£748,000**.

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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