



Foxglove Cottage, 1 The Lane, Ashby St Ledgers,
Rugby, Warwickshire, CV23 8UL

HOWKINS &
HARRISON

Foxglove Cottage, 1 The Lane,
Ashby ST Ledgers, Warwickshire,
CV23 8UL

Guide Price: £880,000

Built in the 1990's an attractive five bedroom stone detached property situated in a pleasant position in the much sought after village of Ashby St Ledgers, overlooking fields and offered for sale with no onward chain. The spacious accommodation over three floors, offers bespoke kitchen with integrated appliances and limestone flooring, open plan into the dining/ sitting room and a further living room. Well proportioned bedrooms to the first and second floor along with two ensuites and family bathroom and outside well maintained garden and double garage make this an ideal family home.

Features

- A charming stone house with a thatched roof
- Five/six bedrooms
- Open plan kitchen/dining/family room
- Countryside views from most of the rooms
- Two ensuites and a family room
- Bespoke fitted kitchen
- Well tended garden and patio
- Driveway and double garage
- No upward chain
- Energy Rating- E



Location

The picturesque and vibrant village of Ashby St Ledgers has communication links which are excellent; including railway stations in both Rugby and Long Buckby with travel to London Euston in 50 mins and 70 mins respectively. The nearest large towns are Rugby – 5 miles and Daventry – 3 miles. It is around 5 miles north to M1 junction 18 and 7 miles to junction 16. The village is the home to The Manor House which is famous for being a location for the planning of the Gunpowder Plot. There is a village church. Outstanding primary education is available in nearby Welton and the property is within the catchment area for Lawrence Sheriff, Rugby High and Northampton School for Boys.

Private education is also well served including Rugby school, Bilton Grange, Princethorpe and Northampton School for Girls.



Ground Floor

An oak door leads to the entrance hallway with travertine tiled flooring and downstairs cloak room, double doors provide access to the spacious open plan kitchen/dining/family room with a bespoke fitted kitchen benefitting from a range of cabinets, drawers and open display shelving. There are granite work surfaces, Belfast double sink unit and integrated appliances to include, dishwasher, fridge/freezer and washing machine along with a black Alpha oil fired aga with three ovens and incorporates the boiler for the hot water and heating system. The central island has further units and an overhang breakfast bar. The limestone flooring continues in to the lovely dining/family room area with ample space for dining and comfy furniture plus double doors which provide access to the garden. The living room is situated to the other side of the hallway with the focus being the superb views across open countryside and double doors opening onto the garden.

First Floor

On the first floor stairs lead up to the second floor and doors provide access to four double bedrooms and a bathroom. The primary bedroom benefits from an en-suite shower room and a fitted wardrobes and enjoys the countryside views. Bedroom two also has fitted wardrobes with bedroom three and four boasting the views. The three piece family bathroom is fitted with a corner bath, wash hand basin and low level WC.

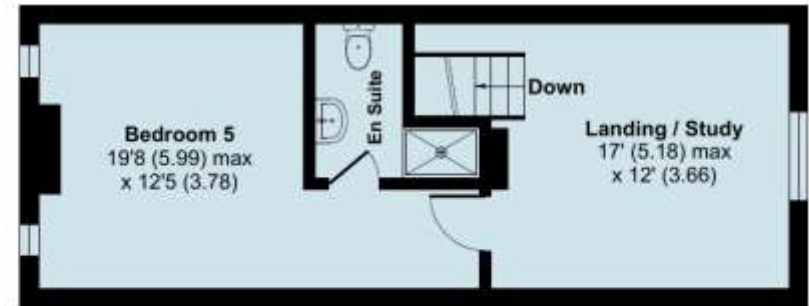
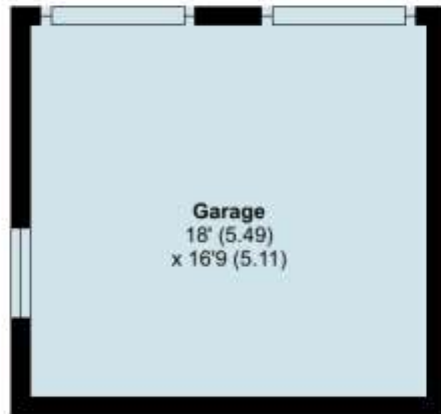
The Lane, Ashby St. Ledgers, Rugby, CV23

Approximate Area = 2042 sq ft / 189.7 sq m

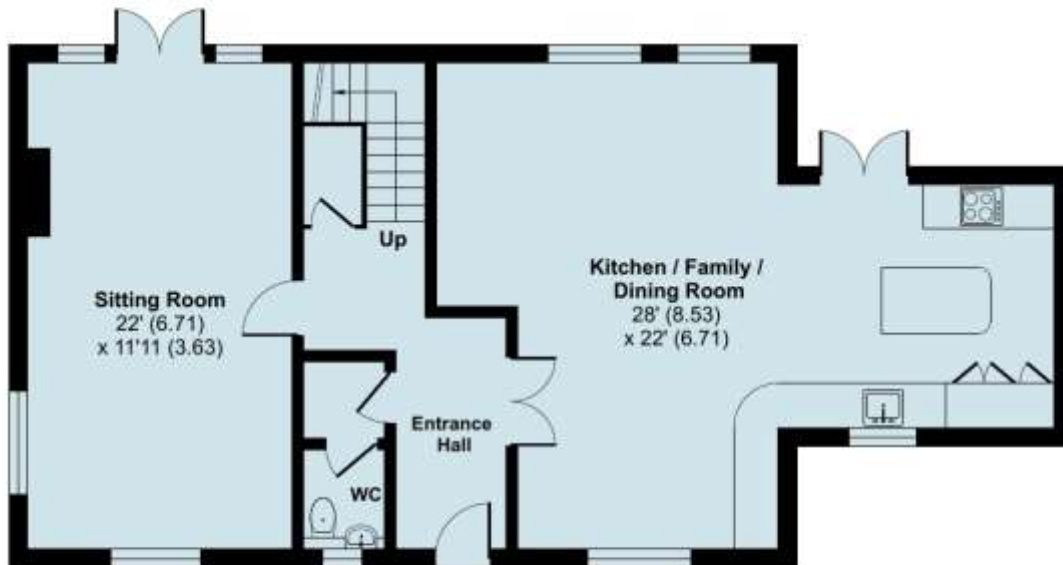
Garage = 303 sq ft / 28.1 sq m

Total = 2345 sq ft / 217.8 sq m

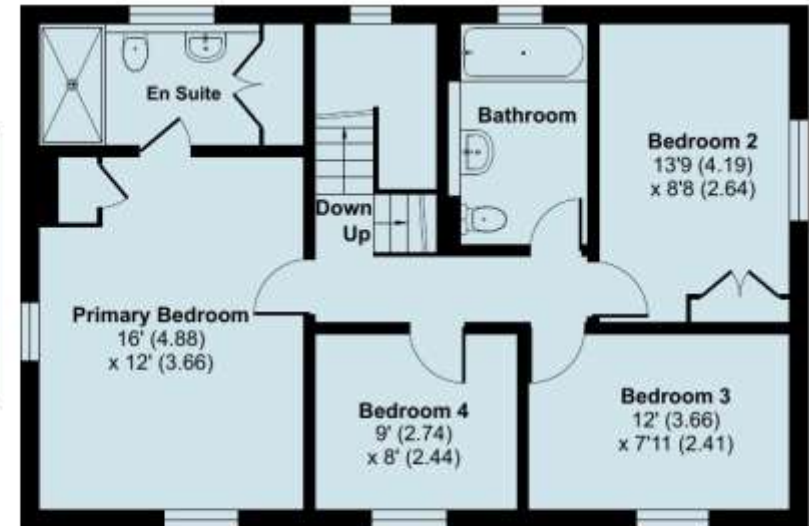
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SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Howkins & Harrison. REF: 1112392



Second Floor

An open spacious landing could be used as an extra sitting room, study or dressing room. A door leads to the fifth bedroom with an ensuite shower room and far reaching views of the open countryside.

Outside

The property sits on a slightly elevated position on the corner of The Lane and has a lovely south facing courtyard garden just off the kitchen. A flagstone path continues around the property to the main walled garden which is laid to lawn with flower and shrub borders. The Double gates provide access to a gravelled driveway offering off road parking for several cars and leads to a double garage with twin up and over doors, power and light connected and space to store in the roof eaves.

An attractive five bedroom stone detached property situated in a pleasant position in the much sought after village of Ashby St Ledgers with superb countryside views.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel: 01327 316880

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

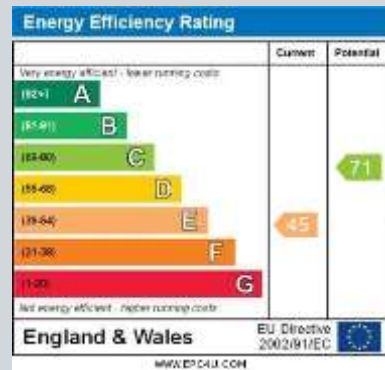
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, oil and drainage services.

Local Authority

West Northamptonshire Council

Tel:0300-126700

Council Tax Band- F



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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