



The Stables, Overstone Court
Overstone Road | Withybrook | Coventry | Warwickshire | CV7 9LU

FINE & COUNTRY

THE STABLES

Nestled behind a private driveway, The Stables invites you into a world of rustic elegance and expansive living, a rare gem on the market for the first time since its original purchase in 1995.



This exquisite barn conversion, set in the heart of the British countryside in Withybrook, effortlessly combines the warmth of its traditional features with modern conveniences, offering a unique living experience for those seeking both comfort and character.

As you approach the property, the sense of space is immediately evident, with the private driveway providing ample parking and access to a garage with additional storage. A converted second garage serves as your private gym, complete with heating, recessed lighting, and loft access — the perfect den for young adults or an ideal retreat for fitness enthusiasts. Step inside, and you're welcomed by the grandeur of vaulted ceilings and exposed wooden beams that flow throughout the home, creating a warm, airy atmosphere. Natural light pours into the entrance hall, highlighting the rich textures of the tiled floor and radiators, setting the tone for the home's inviting yet sophisticated aesthetic.

Accommodation Summary

The heart of the home is the Kitchen/Breakfast Room, where functionality meets beauty. Vaulted ceilings, dual-aspect skylights, and wooden beams create a bright, open space that's perfect for both casual mornings and entertaining. The fully integrated kitchen features top-of-the-line appliances, double ovens, a sleek hob with extractor, a dishwasher, and ample storage, all designed to make life easier. Just off the kitchen, the Utility Room offers direct access to the rear garden and additional storage, perfect for busy households. Adjacent to the kitchen, the Dining Room enchants with its continued vaulted ceilings, exposed brick walls, and a grand red-brick fireplace, which entwines with the Lounge for a seamless flow of warmth and comfort. Both rooms boast dual-aspect views of the landscaped gardens, bringing the outdoors in, while the wooden flooring and multi-burner stove add to the charm. For those seeking a quiet space to work or unwind, the property also offers a versatile Office, which could easily transform into a nursery or snug room with direct access to the side garden, flooding the room with natural light.

The sleeping quarters offers a tranquil retreat, with each bedroom designed for relaxation. The Principal Bedroom is a true haven, featuring vaulted ceilings, exposed beams, and dual-aspect windows with views of the countryside. It boasts its own en-suite bathroom with a shower, tiles, and recessed lighting for added luxury. The additional bedrooms offer flexibility, with Bedroom Four currently serving as a spacious dressing room. Bedroom Two features an en-suite bathroom, complete with his-and-her basins and a skylight, while Bedroom Three enjoys picturesque views of the established gardens.

Outside, the beautifully landscaped garden offers breathtaking views of the surrounding countryside, with mature trees, flowering shrubs, and an expansive lawn. Whether you're dining al fresco in the shaded seating area or enjoying a quiet afternoon in the Summer House, the grounds of The Stables provide endless opportunities for relaxation. For equestrian enthusiasts, the Paddocks offer the perfect space for a horse, or you could extend the existing orchard, blending modern living with pastoral beauty.

The Stables isn't just a home; it's a lifestyle. Offering the perfect blend of rustic charm, modern luxury, and natural beauty, this property is ideal for families, professionals, or anyone looking for a serene retreat with easy access to countryside pursuits. Don't miss this once-in-a-lifetime opportunity to own a piece of timeless countryside living.









Seller Insight

“The owners have cherished their time at The Stables since 1995. “We were drawn to this home for its tranquil countryside setting,” they share. “It offered a perfect balance between peaceful seclusion and easy accessibility, with the most stunning views—a perfect backdrop for raising our family and entertaining loved ones.”

Living at The Stables has provided a true escape from the hustle and bustle. “This area is incredibly peaceful, with a wealth of wildlife that regularly visits our garden and paddock,” the owners reveal. “It’s a slice of serenity just a few miles from the busy world.”

When asked about their favourite spots in the home, they reflect fondly on the two bathrooms, describing them as “wonderful places to soak away one’s troubles.” Another highlight is the central fire that sits between the dining room and lounge. “It creates a splendid backdrop for celebrations, especially when it’s dressed for Christmas.”

The outdoor areas hold equal charm. “The patios offer sweeping views over the adjoining farmland. Whether it’s a morning coffee or an evening drink, these spaces are perfect for enjoying the changing light,” they say. The gardens, too, are a source of joy for the family. “One of us loves using the garden as a canvas for new planting, while the other prefers simply relaxing and soaking up the atmosphere.”

The home’s standout features include the impressive, vaulted ceilings, which extend through the lounge, dining area, kitchen, bedrooms, and hallway. “These ceilings, coupled with the American oak floors, give the home a wonderful sense of space.”

The Stables has been the setting for countless family gatherings, including both children’s milestone birthdays. “We’ve hosted 18th and 21st birthday parties, and many memorable family get-togethers, including our famous Dad vs. Kids sports days in the garden,” they reminisce. Recent upgrades, such as the renovated en-suites and the conversion of the garage into a heated, insulated gym, have further enhanced the property.

The garden holds a special place in their hearts. “When we moved here, it was just part of the farmyard. Over time, we’ve turned it into a space that reflects our love of both quiet and activity, with fruit trees that produce amazing crops for homemade jams and gin,” the owners note.

The Stables has also nurtured a deep sense of community. “Withybrook is a small village, but it has a big heart. The village hall hosts various activities, and on sunny evenings, The Pheasant pub is always welcoming.”

For those who enjoy an active lifestyle, the owners mention that the local area is perfect for long walks. “We had a working cocker spaniel, and the nearby trails kept him entertained, and thankfully, tired.”

Their advice for future owners? “This home loves being lived in. Relax and enjoy the lifestyle that Withybrook offers.” When asked what they will miss the most, their answer is simple: “Memories, memories, and more memories. And of course, those stunning vaulted ceilings and beautiful views.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























LOCATION

Nestled in the heart of Warwickshire, Withybrook is a quintessential English village that epitomizes rural charm and tranquillity. Located near the bustling town of Rugby and within easy reach of Coventry, Withybrook offers a peaceful retreat without sacrificing accessibility to urban amenities. The village is characterized by its picturesque landscapes, rolling fields, and historic architecture, making it a perfect destination for those seeking a slice of traditional English countryside life.

The history of Withybrook dates back centuries, and its heritage is evident in the well-preserved buildings and structures that dot the village. The St. Peter's Church, a beautiful medieval church, stands as a testament to the village's long-standing history and community spirit. The local pub, The Pheasant, provides a cosy and welcoming atmosphere for residents and visitors alike, serving as a social hub where stories and laughter are shared over pints of ale and hearty meals.

Withybrook is surrounded by scenic walking and cycling paths, offering ample opportunities for outdoor enthusiasts to explore the natural beauty of the area. The nearby River Swift adds to the village's charm, providing a serene backdrop for leisurely strolls and picnics.

Community life in Withybrook is vibrant, with various events and activities bringing residents together throughout the year. From village fetes to seasonal markets, there's always something happening to foster a sense of belonging and camaraderie among the locals.

Despite its small size, Withybrook's strategic location near major road networks ensures that residents can easily commute to nearby towns and cities, making it an ideal choice for those who work in urban areas but prefer the tranquillity of village life. With its rich history, beautiful landscapes, and strong community spirit, Withybrook is a hidden gem in the heart of Warwickshire.





Utilities – Water Supply, Sewerage, Gas and Electricity
 Heating – Gas Central Heating

Mobile Phone Coverage – 4G mobile signal is available in the area however we advise you to check with your provider.

Broadband Availability – Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.

Title: There are easements and restrictive covenants on the title including a responsibility to contribute towards the upkeep of the driveway

Tenure – Freehold

Directions – Postcode: CV7 9LU / what3words: ///climbing.committed.films

Local Authority: Warwickshire County Council and Rugby Borough Council
 Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agent Graham Howell at Fine & Country Coventry on 07972 – 616405

Website

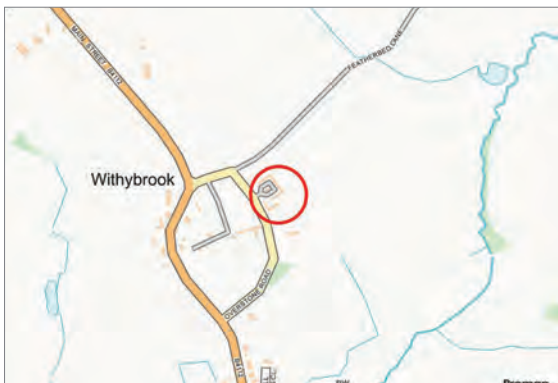
For more information visit www.fineancountry.com

Opening Hours

Monday to Friday 9.00 am – 5.30 pm

Saturday 9.00 am – 4.30 pm

Sunday By appointment only





SUMMER HOUSE



ATTIC



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2199 sq ft, 204 m2
 ATTIC & LOW CEILINGS: 406 sq ft, 37 m2
 GARAGE: 145 sq ft, 13 m2

OVERALL TOTALS: 2750 sq ft, 254 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION







GRAHAM HOWELL
PARTNER AGENT

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Graham is a well-established figure within the property profession before joining Fine & Country team and is a great role model for the brand. He is a passionate expert with a wealth of success stories for helping people with marketing strategies and secure the best price for their home.

His experience affords him to share his knowledge with clients with the added benefit of also being a property expert and has a wealth of experience in learning & development in the industry. This training has been followed by both new and old agents to raise the bar on standards in the industry. Graham lives on the outskirts of Coventry with his son Stan.

Prior coming to Fine & Country, Graham has won numerous awards throughout his 17 years' experience within the industry.

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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