



**Connells**

Mill Park House Kings Newnham Lane  
King's Newnham RUGBY



# Mill Park House Kings Newnham Lane King's Newnham RUGBY CV23 0JT

for sale  
**£875,000**



## Property Description

This must see home briefly comprises of; entrance porch/hall, two reception rooms, kitchen, utility, downstairs WC, six bedrooms and two bathrooms. Externally, there is a large driveway, garage, workshop, greenhouse and substantial shed, plus half an acre of land and beautiful field views. The East Wing of the home, with two bedrooms and one bathroom, holds scope to be converted to a self-contained annex/flat, where connections for water and a cooker are concealed. The property also benefits from 2400 sqft of versatile living accommodation, environmentally-friendly wood pellet boiler, solar PV and solar water heating.

Kings Newnham is a rural Warwickshire hamlet situated approximately 5 miles from Rugby and 6 miles from Coventry just off the A428. It is bounded on the south by the River Avon, on the west by the Fosse Way and for a short distance to the north east it is crossed by the Oxford Canal.

Mill Park house stands in a proud position in rural surroundings overlooking Warwickshire farmland and yet convenient for all major roads/motorways including the M6 (7 miles), M45 (6 miles), M69 (7 miles) and M1 (10 miles). Rugby rail station provides an intercity service to London taking approximately 50 minutes. Rugby benefits from reputable education facilities, primary and senior schools with Rugby High School and Lawrence Sheriff School having achieved high academic success rates. There are a variety of private schools in Rugby, Coventry, Leamington Spa and Warwick.

## Approach

The house is approached with field views to the front of the property, large driveway which holds space for ample vehicles. The main entrance door then leading to;

## Entrance

Spacious and welcoming entrance hall with wood flooring, stairs rising to the first floor landing, and features two built in storage cupboards.

## Lounge

24' 6" x 21' 9" ( 7.47m x 6.63m )

Spacious family lounge/sitting room with carpets throughout, featuring a cosy logfire burner. There are french windows to the rear, and additional side and front windows filling the room with plenty of natural day light.

## Dining Room

20' 10" x 8' 11" ( 6.35m x 2.72m )

Reception room two with wooden floors throughout with space for a family dining table. There is a built in storage cupboard, and windows facing the front and rear. Access door leading to;

## Kitchen

14' 4" x 9' 10" ( 4.37m x 3.00m )

Kitchen to the rear of the property with tiled floors throughout featuring a range of wall and mount base units. The kitchen features a built in pantry, an oil Aga cooker, microwave and oven in one and an electric hob. There is a door to the back with garden/field views.

## Utility Room

11' 3" x 9' 11" ( 3.43m x 3.02m )

A large utility room with storage units, space and plumbing for a washing machine, sink and door to the front of the property which

makes a useful second entrance. There is also a boiler room off the utility area which features a environmentally-friendly wood pellet boiler

### Downstairs Cloakroom

Downstairs WC with tiled floor, low level WC and sink. Window to the front.

### Landing

First floor landing featuring carpet throughout, hot water tank cupboard plus an additional storage cupboard.

### Family Bathroom

Fitted 2016 bathroom featuring built in bath with shower over, his + her sinks, a bidet and heated towel rail. Window to front.

### First Floor Wc

Separate toilet room with low level WC, next to the bathroom

### Bedroom One

12' 3" x 10' ( 3.73m x 3.05m )

Master bedroom which over looks field views and features carpets tiles throughout, fitted wardrobes, built in storage cupboard.

### Bedroom Two

14' 3" x 9' 11" ( 4.34m x 3.02m )

Featuring carpet throughout, window to front and side.

### Bathroom Two

Tiled floor with built in bath and shower over, low level WC and window to side.

### Bedroom Three

12' 3" x 11' 9" ( 3.73m x 3.58m )

Featuring carpet tiles throughout and window to rear.

### Bedroom Four

12' 4" x 11' 4" ( 3.76m x 3.45m )

Featuring carpet tiles, fitted wardrobes and window to front.

### Bedroom Five

10' 2" x 10' ( 3.10m x 3.05m )

Featuring carpet throughout, fitted wardrobes/desks, window to rear.

### Bedroom Six/Study

10' x 9' 2" ( 3.05m x 2.79m )

Sixth bedroom/potential office space. Featuring carpet tiles, fitted storage space and window to rear.

### Loft Space

There are four lofts in total.

### Rear Garden

A beautiful south facing garden with half an acre of land, in addition to a greenhouse and fruit cage. There is also a separate paddock to the side which may be available for separate purchase.

### Garage

18' 2" x 15' 11" ( 5.54m x 4.85m )

Integral double garage with light and power & and double doors to the front.

### Outbuildings

In addition to the garage there is also an outside greenhouse, workshop with electric and light, a wood stove and shed,

### Additional/Special Features

The property also features solar panels and pellet heating throughout. The East Wing of the home, with two bedrooms and one bathroom, holds scope to be converted to a self-contained annex/flat, where connections for water and a cooker are concealed. The property also benefits from 2400 sqft of versatile living accomadation, environmentally-friendly wood pellet boiler, solar PV and water heating.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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