



EDWARD KNIGHT
ESTATE AGENTS

PATRICKSFIELD, BIGGIN HALL LANE, THURLASTON, RUGBY, CV23 9LD

OFFERS OVER £1,250,000





PROPERTY SUMMARY

Edward Knight Estate Agents are excited to present this rare opportunity to purchase a substantial detached home occupying a breathtaking 4.3-acre plot in one of the area's most sought after villages, Thurlaston.

Situated on Biggin Hall Lane, arguably the most sought-after road in the local area, this property boasts 3400 sqft of versatile accommodation set in stunning mature grounds. The gardens have been carefully tended over a 50-year period to create an established haven that attract's a wide range of wildlife Including Muntjac Deer, Badgers, Foxes, Pheasants and Birds of prey as well as various wildfowl that live on the large pond including ducks and moorhens. The pond itself is fed from a stream that continues to feed into Draycote Water Nature Reservoir, which can be viewed from various points within the grounds of the property.

The accommodation includes five ground floor reception rooms to the main property as well as a ground floor bedroom, four first floor bedrooms and a total of three bathrooms. A two-storey self-contained Annexe to the east side of the property has its own kitchenette and living quarters as well as access to the courtyard and swimming pool area.

Externally you will find a garage within the frontage of the property as well as a well-maintained service road (Breedon Gravel) accessed from Biggin Hall Lane. The service road leads to three outbuildings, all with concrete slab bases and all recorded at the Land Registry, here you will find plenty of further parking shielded from the garden. One of the outbuildings is a 1920s ex St John Ambulance (ambulance shed) from Coventry.



This unique property offers a mass of potential to improve, convert, extend, and develop. The final product could easily be one of the area's most substantial executive properties with grounds to be envied by all.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street offices.

LOCATION

Thurlaston is a well-regarded village and highly sought after as few houses come to the market. A small no-through village which retains a traditional feel with a strong friendly community, the village offers many social activities for those who wish to get involved, including the village fete, walking club, cider club and a supper club. Neighbouring Dunchurch is just 1 mile away and offers many day to day facilities, including a primary and junior school, a variety of restaurants and public houses, florist, doctors surgery and library.

Within easy reach of major road networks in particular the M45/M1, Thurlaston is close to the market town of Rugby which is approximately 5 miles and has a frequent train service to London which takes just under 50 minutes and wide variety of shopping facilities. Royal Leamington Spa is 8 miles distant, Coventry, 13 miles and Leicester 20 miles.

The village borders Draycote Water for walking, sailing, fishing and bird watching and Whitefield's Golf Course is nearby. Good primary and grammar schools (Lawrence Sheriff and Rugby High School) are within the local area, as well as an excellent range of independent schools, including world famous Rugby School, Princethorpe College, Crescent School and Bilton Grange Preparatory School.







GROUND FLOOR

ENTRANCE HALL

KITCHEN

14' 11" x 9' 5" (4.56m x 2.88m)

UTILITY ROOM

11' 0" x 5' 7" (3.37m x 1.7m)

W.C

LIVING ROOM

18' 4" x 12' 10" (5.59m x 3.91m)

FAMILY ROOM

18' 6" x 14' 11" (5.64m x 4.56m)

LIBRARY

14' 11" x 8' 11" (4.56m x 2.72m)

SUN ROOM/SITTING ROOM

19' 4" x 12' 5" (5.9m x 3.8m)

CONSERVATORY

12' 7" x 7' 1" (3.86m x 2.17m)

BATHROOM

BEDROOM THREE

14' 7" x 10' 9" (4.44m x 3.30m)

SAUNA

FIRST FLOOR

MASTER BEDROOM

19' 1" x 12' 10" (5.82m x 3.91m)

DRESSING ROOM

12' 10" x 6' 9" (3.91m x 2.06m)

BALCONY

22' 3" x 11' 2" (6.78m x 3.4m)

BATHROOM

BEDROOM TWO

18' 2" x 11' 7" (5.55m x 3.55m)

BEDROOM FOUR

11' 8" x 5' 10" (3.56m x 1.78m)

BEDROOM FIVE

11' 8" x 5' 10" (3.56m x 1.78m)

BATHROOM

ANNEXE

LIVING ROOM

17' 11" x 6' 7" (5.47m x 2.01m)

BATHROOM

BEDROOM SIX

17' 11" x 14' 1" (5.47m x 4.30m)

OUTSIDE

SWIMMING POOL

OUTSIDE STORAGE

13' 11" x 10' 9" (4.26m x 3.28m)

GARAGE

11' 6" x 8' 5" (3.53m x 2.57m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		