



**EDWARD KNIGHT**  
ESTATE AGENTS

ROBIN DOWN, MAIN STREET, EASENHALL, RUGBY, CV23 0JA

OFFERS OVER £700,000







#### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this stunning four/five-bedroom detached home which is located in the heart Easenhall Village, one of the area's most sought after villages. This impressive property occupies a particularly enviable plot, with a sizeable front driveway and large rear garden that backs onto rolling countryside.

In brief the accommodation comprises of a spacious entrance hall, study with fitted furniture, sitting room/fifth bedroom with bay window, living room with wood burner and French doors leading to the garden, sociable open plan kitchen/dining/family room with utility and downstairs bathroom. To the second floor, there are four double bedrooms all with built in wardrobes, the master benefitting from an ensuite shower room. Externally, this charming property boasts an expansive garden backing onto beautiful farmland, allowing you to enjoy its tranquillity in complete privacy. The property also has a large patio area ideal for alfresco dining. To the front of the property there is a large driveway with ample off-road parking.



This spacious home is being offered to the market with no onward chain, viewings are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



## LOCATION

Easenhall is a particularly attractive and sought-after conservation village, situated around 4.5 miles to the Northwest of Rugby. The village has a community hall, chapel, a cricket pitch, and pavilion plus the Golden Lion Hotel & Restaurant.

Day-to-day shopping facilities can be found approximately 2 miles away in Brinklow and at Elliott Fields on the Leicester Road where there is an extensive range of shopping available. There is a far wider range of facilities in either Coventry or central Rugby, which has The Clock Towers shopping centre.

Easenhall's central position provides good access to the A5 at nearby Pailton, which further connects to the excellent road network surrounding Warwickshire, including M1, M6, M69 and A14. There is an extensive Train service from Rugby Railway Station arriving in Euston London in well under one hour.











**ENTRANCE HALL**

5' 0" x 19' 0" (1.52m x 5.79m)

**LIVING ROOM**

11' 0" x 16' 0" (3.35m x 4.88m)

**SITTING ROOM/BEDROOM FIVE**

14' 0" x 12' 0" (4.27m x 3.66m)

**STUDY**

7' 0" x 11' 0" (2.13m x 3.35m)

**UTILITY ROOM**

4' 1" x 6' 0" (1.24m x 1.83m)

**KITCHEN/DINER**

22' 0" x 23' 0" (6.71m x 7.01m)

**BATHROOM**

8' 0" x 7' 0" (2.44m x 2.13m)

**LANDING**

18' 0" x 6' 0" (5.49m x 1.83m)

**MASTER BEDROOM**

14' 0" x 14' 0" (4.27m x 4.27m)

**BEDROOM TWO**

11' 0" x 13' 0" (3.35m x 3.96m)

**BEDROOM THREE**

11' 0" x 13' 0" (3.35m x 3.96m)

**BEDROOM FOUR**

10' 0" x 15' 0" (3.05m x 4.57m)

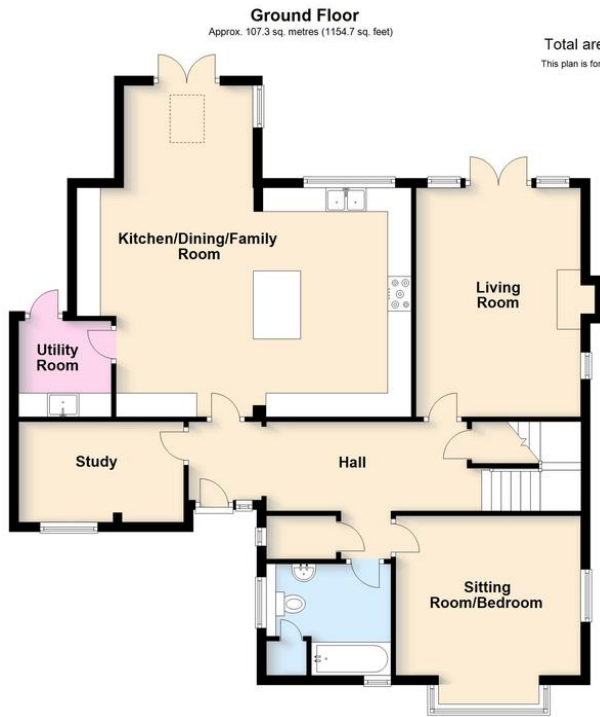
**ENSUITE**

6' 0" x 7' 0" (1.83m x 2.13m)

**BATHROOM**

6' 0" x 7' 0" (1.83m x 2.13m)





Total area: approx. 200.2 sq. metres (2154.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	