



**EDWARD KNIGHT**  
ESTATE AGENTS

14 BROAD STREET, BRINKLOW, RUGBY, CV23 0LN

£850,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present a rare opportunity to acquire this particularly attractive, three storey, five-bedroom home in one of Warwickshire's most sought-after villages, Brinklow.

Dating back to the early 1800's this characterful home has been delicately restored throughout its charming accommodation, which still includes an abundance of perfectly kept original features such as tiled floors, original door furnishings, oak beams and feature fireplaces.

Occupying a particularly enviable plot within the village centre, this wonderful property boasts a patio and garden adjoining the main house, detached brick built double car port with attached brick storage room and large orchard with retaining trees and shrubs to the rear of the plot.

In brief the internal accommodation includes a bright and welcoming entrance hall with eye catching tiled floor, a ground floor WC, particularly spacious living room with inset log burner, dining room with beautiful, exposed oak ceiling beams, extended open plan kitchen breakfast room with double opening french doors to the rear patio area and adjoining utility room. The first floor offers a wonderful landing with original spindle staircase and stained-glass windows, a family bathroom and three double bedrooms including the enormous master bedroom with en suite shower room. The second floor includes two further well-proportioned





bedrooms serviced by an en suite shower room.

Viewings for this property are strictly by appointment with Edward Knights Regent Street office.

### LOCATION

Situated in the heart of a picturesque village in Warwickshire. Brinklow is a peaceful, well-regarded village which is located approximately 6 miles from Rugby, 7 Miles from Lutterworth and 8 Miles from Coventry. There is easy access to excellent motorway networks including the M1/M6/M69 and Rugby's railway station which offers a high-speed train to London Euston, its obvious why Brinklow has many wealthy commuter residents. An extensive range of schools can be found within Rugby itself, these include Rugby High School for girls, Lawrence Sheriff boy's grammar school, Ashlawn Academy high school, Bilton Grange prep school and Princethorpe College. A range of amenities can be found close by including The Bulls Head, a public house found within the village and the fantastic Malt Kiln farm shop, which is situated in the neighbouring village of Stretton Under Fosse. Further close by amenities include a post office/small general store, the award-winning Pumpkin's Deli which also serves fresh cooked food and a GP practice with pharmacy.











#### ENTRANCE HALL

24' 1" x 6' 0" (7.34m x 1.83m)

#### LIVING ROOM

14' 3" x 25' 3" (4.34m x 7.7m)

#### DINING ROOM

15' 6" x 9' 11" (4.72m x 3.02m)

#### KITCHEN BREAKFAST ROOM

23' 9" x 13' 9" (7.24m x 4.19m)

#### UTILITY ROOM

5' 9" x 7' 11" (1.75m x 2.41m)

#### GROUND FLOOR WC

2' 10" x 8' 2" (0.86m x 2.49m)

#### FIRST FLOOR LANDING

7' 4" x 10' 11" (2.24m x 3.33m)

#### MASTER BEDROOM

24' 9" x 14' 3" (7.54m x 4.34m)

#### EN SUITE

8' 3" x 5' 8" (2.51m x 1.73m)

#### BEDROOM TWO

17' 1" x 17' 2" (5.21m x 5.23m)

#### BEDROOM THREE

9' 10" x 12' 8" (3m x 3.86m)

#### FAMILY BATHROOM

5' 11" x 9' 2" (1.8m x 2.79m)

#### SECOND FLOOR LANDING

16' 7" x 6' 5" (5.05m x 1.96m)

#### BEDROOM FOUR

14' 7" x 14' 5" (4.44m x 4.39m)

#### EN SUITE

5' 2" x 6' 11" (1.57m x 2.11m)

#### BEDROOM FIVE

11' 6" x 7' 9" (3.51m x 2.36m)

#### OUTSIDE

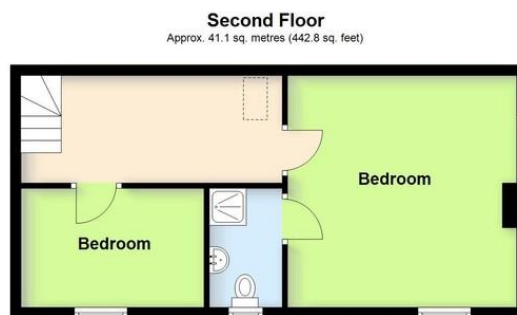
#### BRICK STORE ROOM

9' 6" x 18' 2" (2.9m x 5.54m)

#### CAR PORT

17' 8" x 19' 2" (5.38m x 5.84m)





Total area: approx. 208.4 sq. metres (2243.7 sq. feet)  
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		