



**EDWARD KNIGHT**  
ESTATE AGENTS

14 BROAD STREET, BRINKLOW, RUGBY, CV23 0LN

£795,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present an exceptional and increasingly rare opportunity to acquire a substantial and beautifully restored five-bedroom, three-storey period residence, set on a generous plot in the very heart of the highly coveted village of Brinklow-one of Warwickshire's most sought-after rural locations.

Renowned for its historic charm, strong community spirit, and idyllic countryside setting, Brinklow offers the perfect balance between village life and accessibility, with excellent transport links to Rugby, Coventry, and the wider Midlands. Properties of this scale and quality-especially those occupying large, private plots within the village centre-are rarely available, making this an unmissable opportunity for discerning buyers seeking a distinguished home in a truly special location.

Dating back to the early 1800s, this elegant residence has been carefully and sympathetically restored, blending modern convenience with an abundance of period features, including original tiled floors, exposed oak beams, feature fireplaces, and authentic door furnishings-all meticulously maintained to preserve the home's historic character.

Externally, the property occupies a particularly large and private plot, offering exceptional outside space rarely found in this setting. The grounds include a delightful rear garden and patio adjoining the main house, a detached, brick-built double carport with an adjoining brick storage room, and an extensive orchard garden





framed by mature trees and established planting- providing both privacy and a sense of rural tranquillity in the centre of the village.

Internally, the accommodation is arranged over three spacious floors. The ground floor comprises a welcoming entrance hallway with striking tiled flooring, a cloakroom/WC, a light-filled living room with inset log burner, a formal dining room featuring exposed beams, and an extended open-plan kitchen/breakfast room with French doors opening onto the patio-perfect for family living and entertaining. A useful utility room is also located off the kitchen.

The first floor boasts a beautiful landing area with original spindle staircase and feature stained-glass windows, leading to three generously proportioned double bedrooms, including a superb master suite with fitted wardrobes and a private en suite shower room, along with a spacious family bathroom.

The second floor offers two further double bedrooms, each benefitting from its own en suite shower room, making them ideal for guests, teenagers, or use as flexible home offices or hobby spaces.

Combining classic period elegance, versatile living space, and a rarely available plot in one of Warwickshire's most desirable villages, this outstanding home must be seen to be truly appreciated.

Viewings are strictly by appointment only via



Edward Knight's Regent Street office.

#### LOCATION

Brinklow is an idyllic and highly regarded Warwickshire village, perfectly situated in the heart of the countryside, while offering exceptional connectivity and everyday convenience. Positioned approximately 6 miles from Rugby, 7 miles from Lutterworth, and 8 miles from Coventry, Brinklow enjoys a peaceful rural setting without compromising on accessibility.

The village benefits from excellent transport links,











with close proximity to key motorway networks including the M1, M6, and M69, making it an ideal location for commuters. Additionally, Rugby's mainline railway station-just a short drive away-offers high-speed rail services to London Euston in under an hour, further enhancing its appeal to professionals and affluent commuters seeking a balance between country living and urban convenience. Brinklow also benefit's from a regular bus service to surrounding villages as well as Rugby & Coventry city centre.

Brinklow itself boasts a strong sense of community and a range of local amenities that contribute to its popularity. The village is home to the renowned Bulls Head public house, a post office and general store, a well-regarded GP practice with on-site pharmacy, and the award-winning Pumpkin Deli, known for its fresh produce and cooked meals. Just a short distance away in the neighbouring village of Stretton-under-Fosse, residents can enjoy the highly acclaimed Malt Kiln Farm Shop, offering quality local produce and artisan goods.

Families are exceptionally well-served by a wide choice of outstanding educational institutions in the nearby area. These include Rugby High School for Girls, the esteemed Lawrence Sheriff School for boys, Ashlawn Academy, the prestigious Bilton Grange Preparatory School, and the acclaimed Princethorpe College, catering for a range of academic needs and age groups.

Combining timeless rural charm with modern-day accessibility and excellent local amenities, Brinklow represents a superb location for families,

professionals, and discerning buyers seeking a well-connected yet tranquil village lifestyle.

#### **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**



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		