



BAYTON LODGE

Withybrook Road, Bulkington, CV12 9JW



LUXURY PROPERTY PARTNERS

Specialists in the marketing & sale of luxury homes

BAYTON LODGE

An exceptional countryside residence in Bulkington, surrounded by rolling fields and mature greenery is being offered with no onward chain and fully furnished.

ACCOMMODATION SUMMARY

Tucked away on the peaceful outskirts of the charming Warwickshire village of Bulkington, this remarkable home offers the perfect fusion of modern luxury and rustic elegance. Surrounded by rolling fields and mature greenery, the property is more than just a home—it's a lifestyle sanctuary designed for comfort, leisure, and unforgettable moments. This exquisite home is being offered to a lucky buyer with no onward chain and fully furnished.



GROUND FLOOR

The ground floor unfolds with a luxurious sitting room, a dedicated cinema room, a stylish guest bedroom with adjoining bathroom, and a welcoming entrance hall — all seamlessly connecting to the spectacular kitchen and family room, the true heart of the home.



GROUND FLOOR

Stepping through the grand entrance of this stunning Bulkington residence, you're immediately enveloped by an air of elegance and sophistication. The spacious hallway, with its luxurious finishes, ambient lighting, and flawless design, sets the tone for the exceptional lifestyle this home offers — a perfect blend of contemporary luxury and timeless comfort.



GROUND FLOOR

The beautifully appointed kitchen/dining area serves as the heart of the home with a range of integrated appliances and a striking wood-fired pizza oven. It's a dream setting for culinary enthusiasts and family gatherings alike. This warm, inviting space effortlessly blends practicality with character.





GROUND FLOOR

Adjacent to the kitchen, the formal living room exudes cosy sophistication, centred around a traditional wood-burning stove and warmed year-round with underfloor heating. It's a space designed equally for relaxation or entertaining guests.



GROUND FLOOR

For ultimate leisure, the home boasts a dedicated cinema room, complete with air conditioning and luxurious massage reclining chairs—a true private screening experience.



GROUND FLOOR

Wellness is equally prioritised with a private gym, sauna, steam room, and jacuzzi, creating a spa-like retreat within your own walls.

A substantial home office with underfloor heating makes remote work a comfortable experience, while additional features such as a garage, kennel, CCTV system, and fingerprint entry access ensure convenience and security.





FIRST FLOOR

Ascending the striking staircase, you're guided to the upper level where refined comfort and thoughtful design continue to impress.

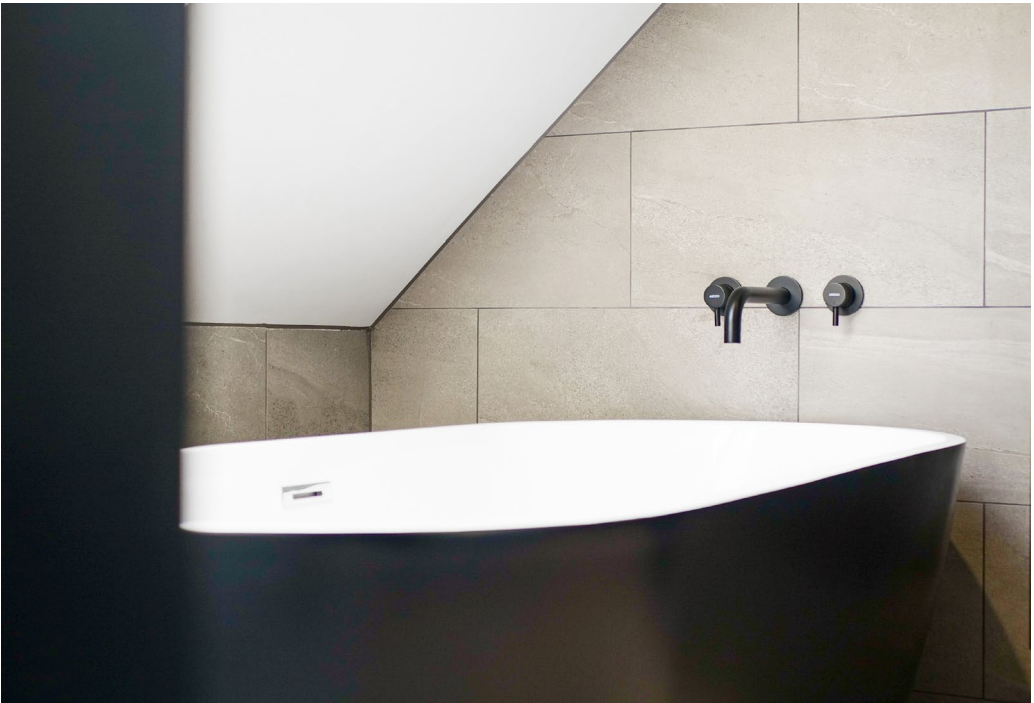


FIRST FLOOR

The home features six generously sized bedrooms, including a spectacular principal suite with a spacious dressing room and a luxurious en-suite bathroom. The first floor offers a private and peaceful retreat, designed for relaxation and privacy, this upper level provides the perfect sanctuary, whether for guests or family members, with elevated views across the grounds that enhance the sense of space and serenity.









OUTSIDE

The gated driveway provides parking for up to sixteen vehicles, and includes three EV charging points, ideal for modern living.



OUTSIDE

A beautifully finished sandstone courtyard with dual-gated access offers privacy and elegance in equal measure.





LOCATION

Bulkington is a quintessential English village, nestled in the heart of Warwickshire's rolling countryside. Characterised by its lush fields, historic homes, and strong community spirit, it offers a peaceful yet well-connected setting. Meandering lanes, charming pubs, and local amenities provide a perfect blend of rural charm and everyday convenience. With its rich history and welcoming atmosphere, Bulkington is a place where life moves at a gentler pace—ideal for families or anyone seeking tranquillity without isolation. Perfectly positioned for commuters and families alike, Bulkington offers excellent transport connections. The village is just minutes from the M6, M69, and A444, providing swift access to Coventry, Birmingham, and Leicester. Nearby train stations in Bedworth and Nuneaton offer regular services to major cities, while Birmingham Airport is conveniently reachable for international travel — making this location ideal for modern, connected living. Families will appreciate the excellent selection of highly regarded schools in and around Bulkington, with several Ofsted-rated Outstanding institutions nearby, from primary to secondary level — as well as prestigious independent options in Coventry.

- The Canons C of E Primary School – Outstanding local primary
- Our Lady & St. Joseph Catholic Academy – Faith-based, Outstanding
- President Kennedy School Academy – Leading secondary with top results
- Higham Lane School – Consistently high-achieving
- Eden Girls' School, Coventry – Faith-based secondary, Outstanding

INDEPENDENT OPTIONS NEARBY:

- King Henry VIII School – Prestigious independent school in Coventry
- Bablake School – Highly respected with rich academic and extracurricular programs
- Kenilworth School and Sixth Form – One of Warwickshire's top-performing state schools

Families residing in Bulkington benefit from proximity to these exceptional schools, ensuring access to quality education within a supportive community. If you need more detailed information on catchment areas or specific programs, feel free to ask!



Photo Credit: Photo by Ian Kelsall

GENERAL INFORMATION

SERVICES:

Mains water, electricity, & gas

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

Rugby Borough Council & Council Tax Band: D

VIEWING ARRANGEMENTS

Strictly via the vendor’s sole agents Luxury Property Partners.

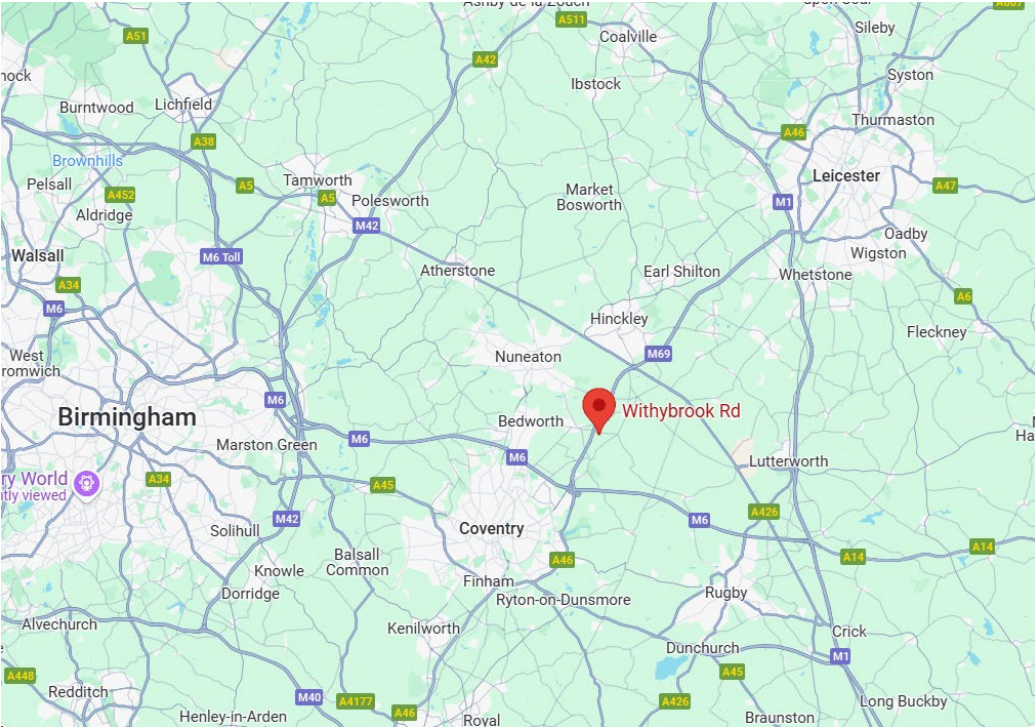
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

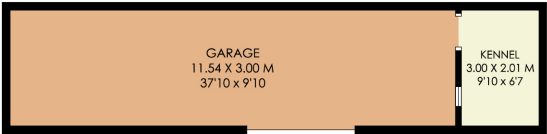
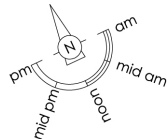
BULLET POINTS:

- Stunning Countryside Residence
- Grand Entrance Hall
- State-of-the-Art Kitchen and Family Room
- Dedicated Cinema Room
- Luxury Wellness Suite
- Six Generously Sized Bedrooms
- Extensive Parking and Tech Features
- Prime Village Location
- EPC: D | Council Tax Band: D
- Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)



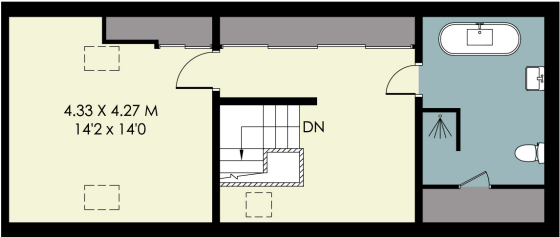
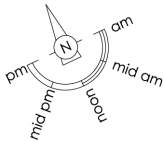
GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 2985 sq ft, 277m²
OUTBUILDINGS: 721 sq ft, 67m²
TOTAL AREA: 3706 sq ft, 344m²

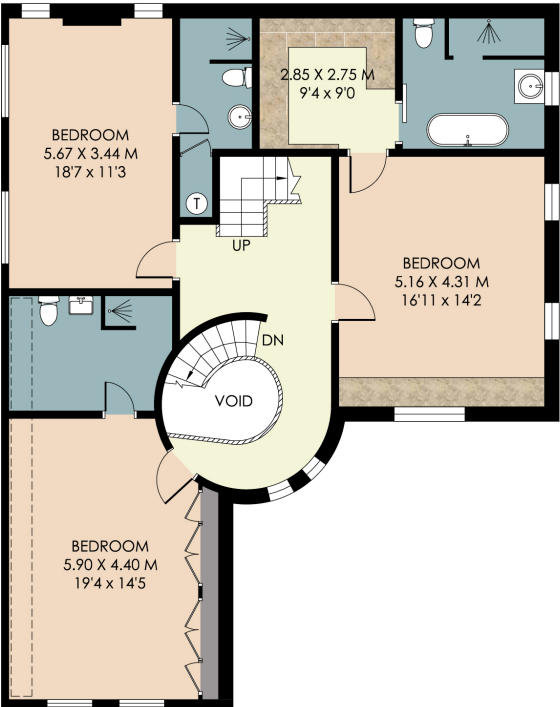
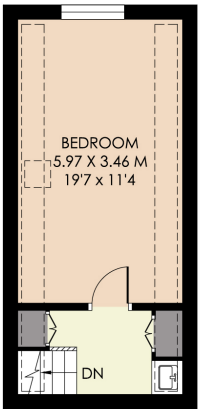
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

FIRST & SECOND FLOOR

REDUCED HEADROOM
BELOW 1.5/5'0"



SECOND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FIRST FLOOR: 1543 sq ft, 143m²
SECOND FLOOR: 512 sq ft, 48m²
TOTAL AREA: 2055 sq ft, 191m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



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