

# Oakfield Barn

Biggin Hall Lane, Thurlaston, Rugby, CV23 9LD



BY DESIGN

## Welcome to Oakfield Barn.

*Located in the beautiful, Warwickshire village of Thurlaston nr. Rugby, is this exquisite nineteenth century barn conversion, which is set within 1.5 acres of tranquil, private grounds, located only a short walk to the popular Draycote Water.*

This incredible home was originally two separate agricultural barns which were converted and connected to make one large family home with c. 3,500 sqft of living accommodation. There are 6 bedrooms and 3 bathrooms in the main house and an additional 7th bedroom with en-suite in the detached coach house above the garage and car port.

The unique horseshoe 'U' shape of the property works extremely well for a family home, giving 3 distinctive areas, all of which wrap around and look out to the enclosed central courtyard.

The central living area is one of the most spectacular spaces in this property and naturally becomes the hub of the home, with a huge open-plan kitchen/dining area with a cosy snug with log burner at the end of the room.

This is a fantastic property to entertain in with ample room to accommodate approximately 20 seated guests in the dining area. The seamless connection from the kitchen to the central courtyard and gardens make it perfect for entertaining outside all year round.

The 6 bedrooms in the main house are located across different areas of the home, including a large first floor mezzanine bedroom which looks over the central kitchen/diner. If the mezzanine bedroom is not required, this area makes a fantastic hobby space or a separate sitting area.

One of the main appeals of this home is its quiet, secluded setting. Accessed via a single track road which is used by only one other property and by the occasional countryside walker. The surroundings are incredibly peaceful - to the east side of the property there are fairways for the members only Whitefields Golf Club and to the west are beautiful fields, owned by the local farmer.

This property has been extremely loved and cared for by the current owners who enjoyed every moment raising their children here.

***Whilst it's time for them to move on, Oakfield Barn will forever hold a very special place in their hearts.***



Watch  
VIDEO TOUR















Plot size **c. 1.5 acres**

Internal Size **c. 3,500 sq/ft**

Bedrooms **6/7**

Bathrooms **4**

Reception Rooms **3**

Gated Driveway **10+ Cars**

Landscaped Garden

Bedroom w/ en-suite above Garage

Utility Room

Games Room / Annexe

Central Courtyard

Lawned Garden

Duck Pond

Oil Heating

Mains Electricity

Council Tax **G**







































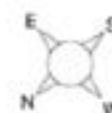




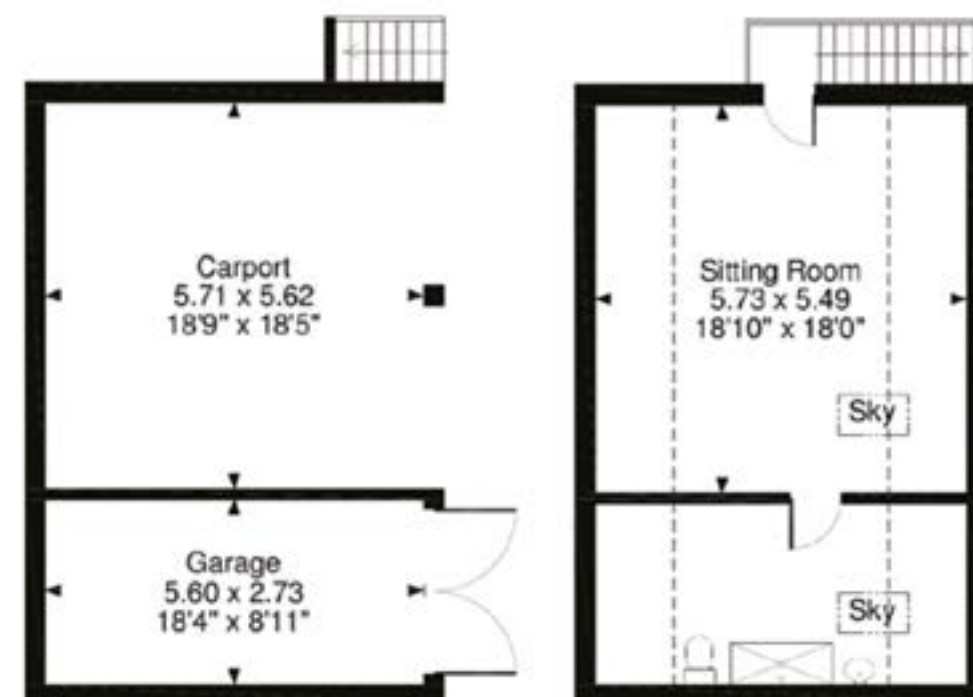






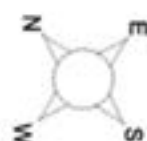


Approximate Gross Internal Area  
Garage & Carport = 518 Sq Ft/48 Sq M  
Floor Above Garage = 294 Sq Ft/27 Sq M

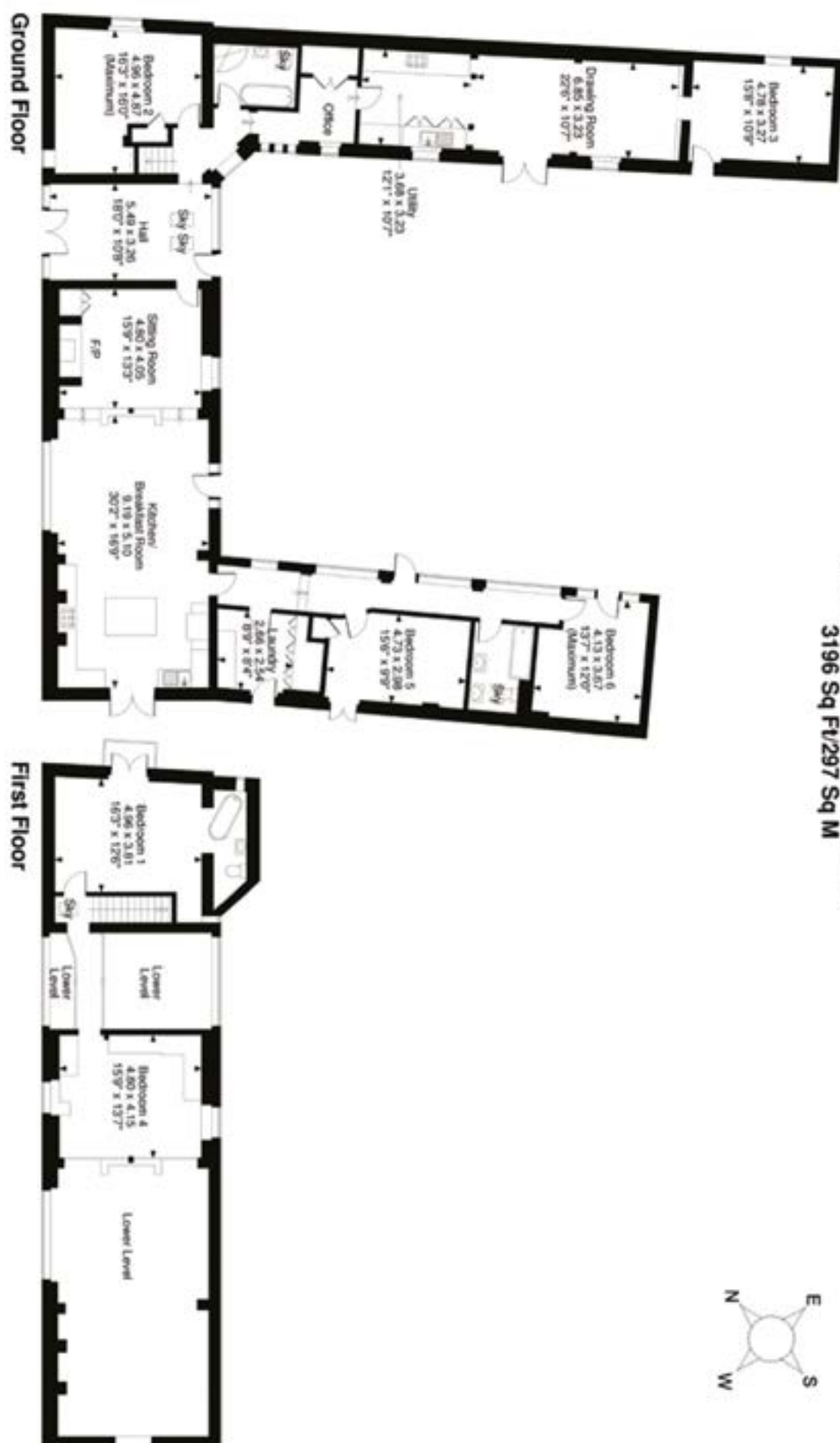


Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.



Approximate Gross Internal Area  
3196 Sq Ft/297 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
Denotes restricted head height





## National & International marketing across

96 different websites

51 countries

25 different languages

**261.86m potential buyers**

IN ASSOCIATION WITH



### Simon Cowie

Managing Director / Agent

simon.cowie@bydesignhomes.com

07845 663 334



Scan to view more properties





