



The Honey Pot, Main Street, Bourton On Dunsmore, Rugby, Warwickshire, CV23 9QS

HOWKINS &
HARRISON

The Honey Pot, Main Street,
Bourton On Dunsmore, Rugby,
Warwickshire, CV23 8QS

Guide Price: £625,000

This beautifully presented four bedroom detached home has been individually designed and combines traditional character with stylish contemporary upgrades. The property offers spacious and versatile living accommodation ideally suited to modern family living, with high quality finishes throughout and a beautiful rear garden backing onto open fields. The property further benefits from ample off-road parking and a garage.

Features

- Sought after village location
- Open plan kitchen/dining room
- Newly built sun room
- Sitting room with wood burning stove
- Utility room
- Downstairs cloakroom
- Four well proportioned bedrooms
- Master bedroom with en-suite
- Generous and beautifully maintained rear garden
- Sizable patio area ideal for outdoor dining and entertaining
- Views over open countryside
- Garage
- Off-road driveway parking



Location

Bourton on Dunsmore is part of the borough of Rugby and is located around six miles south-west of the town, just south of the B4453 road which links Rugby and Princethorpe. The village is within walking distance of Frankton which has a village hall, St Nicholas Church which dates back to the 13th Century and a public house. Bourton on Dunsmore is ideally placed within easy access to the M45/M1 and Rugby with its frequent Virgin rail service to London Euston which takes just under 50 minutes. There is a wide range of primary and grammar schools (Lawrence Sheriff and Rugby High School) plus independent Rugby School, Bilton Grange Preparatory School and Princethorpe College are within easy reach.



Ground Floor

Upon entering the property, you are welcomed by a bright and inviting entrance hall offering a warm and elegant first impression. From here a door leads into the main sitting room. This beautifully proportioned room is centred around a striking feature wood burning stove, creating a welcoming focal point and adding both warmth and character. To the rear of the property lies the impressive open plan kitchen/dining room. This stylish and well-appointed space is fitted with a comprehensive range of kitchen units with integrated premium Neff appliances and ample space for a dining table and chairs, with the room flowing naturally into the sunroom beyond, creating an excellent sociable layout. The recently fitted sunroom enjoys delightful views across the rear garden and the open countryside beyond, providing a versatile additional reception area, perfect for use as a second sitting room or informal dining space. A separate utility room offers further practicality, providing additional storage, laundry space. Completing the ground floor is a convenient cloakroom fitted with a wash hand basin and WC.





First Floor

To the first floor, the landing gives access to four well proportioned bedrooms and the family bathroom. The master bedroom benefits from a refitted en-suite shower room appointed with a premium Villeroy & Boch suite, offering contemporary finish with built in storage. The remaining bedrooms are all generously sized and versatile, ideal for family members, guests or those working from home, with the fourth bedroom currently arranged as a home office/study. The family bathroom has also been upgraded and is fitted with a modern contemporary white suite, serving the remaining bedrooms.

Outside

The front of the property has been gravelled providing parking for several vehicles with access to the single garage. To the rear, the generous garden enjoys a desirable east facing aspect, making it an ideal setting to enjoy the morning sun and offering a wonderful outdoor space for both relaxation and entertaining. An extensive patio spanning the rear of the property has been recently laid with granite setts, whilst the rest of the garden is laid predominantly to lawn and bordered by mature low hedging and fencing, creating a good degree of privacy. Well stocked flowering and herbaceous borders add seasonal colour and interest.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

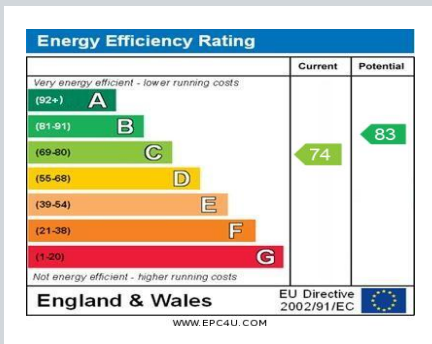
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



Howkins & Harrison

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