



3 The Green
Harborough Magna | Rugby | Warwickshire | CV23 0HJ

3 THE GREEN





KEY FEATURES

A beautifully crafted family home where village charm meets modern living.

Welcome Home

Tucked peacefully behind the village green in the heart of Harborough Magna this exceptional four bedroom detached residence offers a rare opportunity to enjoy space, light and tranquillity in a truly special setting. Built in 2000 by the current owners and lovingly cared for ever since this is a home that has grown with family life and now stands ready to welcome its next chapter.

From the moment you arrive the property's handsome presence and double garage create an immediate sense of arrival and permanence.

Light-Filled Living Spaces

Designed with both family living and entertaining in mind the ground floor offers a wonderful balance of comfort and versatility.

The welcoming entrance hall leads to the main reception rooms, cloakroom and has an integral door to the double garage.

The elegant sitting room centred around a charming feature fireplace provides a warm and inviting retreat for relaxing evenings. A separate dining room creates the perfect backdrop for memorable gatherings while the family room or study offers flexibility for modern lifestyles ideal as a home office, playroom or snug.

At the heart of the home lies the kitchen/breakfast room a bright and uplifting space featuring a large picture window framing delightful views of the enclosed garden bringing the outside in throughout the seasons. Perfectly placed off the kitchen is the utility room with a side door leading to the garden. A convenient cloakroom completes the ground floor.

Flowing seamlessly from the house the large conservatory is a standout feature bathed in natural light and offering a peaceful place to unwind, entertain or simply enjoy the garden views year-round.













SELLER INSIGHT

“ I was born and raised in Harborough Magna and spent my formative years here. Twenty-five years ago, my wife and I returned with our two young children to build this house on the site of the family cottage, creating a home for our own family.

One of the things I have always loved most about living here are the views. From every window you look out across green fields, mature trees and hedgerows, often with farm animals grazing nearby, a constant reminder of the countryside that surrounds the village.

Recently the house has been refreshed throughout, including new carpets and flooring, updated kitchen and utility worktops, sink, splashbacks and upstands. A new gas boiler, thermal store and room thermostats have also been installed, along with a new ensuite and cloakroom, so the house is ready for its next owners to move straight in and enjoy.

Local amenities include the new Village Hall and children's park, while nearby Brinklow offers The Revel Surgery. Families are well served by The Revel Nursery in Harborough Magna and The Revel School at Monks Kirby, along with the renowned grammar schools in Rugby. There are also active Scout, Cub and Beaver groups in Brinklow, and a regular bus service to Rugby and University Hospital Coventry and Warwickshire.

We hope the next owners will take time to enjoy the setting, make the house their own and create many happy memories here, just as we have over the past twenty-five years*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

Restful Bedrooms & Private Retreats

Upstairs four beautifully proportioned bedrooms provide comfort and privacy for family and guests alike.

The principal bedroom suite is a sanctuary of its own complete with a dedicated dressing area and private ensuite shower room.

Three further bedrooms are served by a spacious family bathroom thoughtfully designed to meet the needs of busy family life.











Gardens, Grounds & Outdoor Living

The enclosed rear garden offers a safe and peaceful haven perfect for outdoor dining, gardening, and family enjoyment.

Adding a truly unique dimension to the property a short stroll from the house lies a separate parcel of land previously enjoyed as a cottage garden. With its vegetable patch and shed it presents wonderful opportunities for those with a passion for growing, sustainability or simply creating a private escape.

Garage, Studio & Practical Space

The double garage provides excellent storage and parking while stairs lead to a valuable additional room above complete with window and power. This versatile space is ideal as a studio, workshop, home office or creative retreat. A generous driveway ensures ample off-road parking for family and visitors in addition to a side gated driveway with additional storage sheds and parking.







LOCATION

Village Life & Connectivity

Perfectly positioned the home enjoys the peaceful character of village living while remaining conveniently close to the amenities of Rugby, Lutterworth & Coventry. With access to excellent transport links it is an ideal location for commuters and families.

There is a village pub “The Old Lion” and primary schooling at the Revel in nearby Monks Kirby. There is a far wider range of local amenities in nearby Brinklow and Malt Kiln farm shop in Stretton Under Fosse. Rugby town centre is approximately 4 miles away where trains arrive in Euston, London in under an hour. There is easy access to the A5, M1, M6 and A14 and Birmingham international airport is approximately 40 minutes away. There is an excellent choice of both state and private schooling in Coventry, Warwick and Princethorpe and of course the world famous Rugby school. Rugby also has the two grammar schools Lawrence Sheriff and Rugby High.

A Much-Loved Family Home

For over two decades this has been a wonderful family home. Its thoughtful design, generous proportions and unique additional land make it far more than just a house it is a lifestyle.

Key Features

- Detached four-bedroom family home, built by the current owners in 2000
- Beautifully presented and filled with natural light
- Sitting room with feature fireplace, Dining room & separate family room/study
- Kitchen/breakfast room with garden views
- Large conservatory
- Underfloor heating and zoned thermostats to all ground floor rooms and all bathrooms, radiators to bedrooms
- Principal bedroom with dressing area and ensuite, spacious family bathroom
- Full-size loft storage with a warm roof system
- Enclosed rear garden & double garage with versatile room above
- Separate cottage garden plot with vegetable patch and shed

A rare opportunity to acquire a truly special home in an idyllic village setting





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard - Brick and Tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Gas central heating

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 3 cars

Special Notes – The property is split over two titles. The property is subject to a public footpath crossing immediately in front of the house (west to east). An underground electricity supply cable serving a neighbouring property runs through part of the grassed area. A Wayleave Agreement is in place with Western Power Distribution. Please contact the agent for more information.

Directions: CV23 0HJ – Entering the village from Rugby continue through passing The Old Lion pub on your right. Just after there is a large green area on your right and a driveway just at the end of the green. Turn right into the drive and continue along where No.3 will be found directly in front of you.

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

Website

For more information visit www.fineandcountry.co.uk/rugby-estate-agents.

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

The Green, Harborough Magna, Rugby, CV23 0HJ

Approximate Gross Internal Area
 Main House = 205.6 sq.m (2,213 sq.ft)
 Garage = 28.1 sq.m (303 sq.ft)
 Total = 233.7 sq.m (2,516 sq.ft)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA

PARTNER AGENTS

Fine & Country Rugby
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email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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