



NETHERCOTE HOUSE

Nethercote, Rugby, Warwickshire/Northamptonshire borders



IN A BEAUTIFUL, ELEVATED RURAL LOCATION, A LOVELY LISTED NINE BEDROOM FAMILY HOUSE

Incorporating an attached barn, with about 24 acres. Gardens, tennis court swimming pool, stables, paddocks and arable land, garage, barn, office/gym

Summary of accommodation

Hall, Cloakroom, Drawing room | Study, | Dining room, Kitchen with sitting room and family/breakfast room off | Cinema room
Snooker room | Boot room | Utility room | Cellar

Principal bedroom suite with bathroom and dressing room | Eight further bedrooms | Four bathrooms | Playroom

About 6,578 square feet

Mature gardens | Garage barn, gym/home office, three stables, store and tool store | Swimming pool with pool house
Hard tennis court | Pond and agricultural land

About 24 acres

Distances: Daventry 4.5 miles, Rugby 9 miles (intercity trains to Birmingham, and to London Euston from 48 mins)

Banbury 18 miles (intercity trains to London Marylebone from 55 mins), Leamington Spa 14 miles

M40 (J12) 14 miles, M1 (J16) 14 miles, M6 (J1) 11 miles

(All distances and times are approximate)

SITUATION

Nethercote House is situated in open countryside in the hamlet of Nethercote, close to the sought-after village of Flecknoe, in the parish of Wolfhamcote. Flecknoe has a village hall, village cricket field, public house and church. The peaceful village of Flecknoe is situated in Warwickshire's rolling countryside close to the Northamptonshire borders. The A45, about 4 miles away, gives access to Coventry, Birmingham and the West Midlands conurbation. There are a number of state, private and grammar schools in the area to suit most requirements, including Bilton Grange Prep School, Princethorpe College and Rugby public schools and grammar schools in and around Rugby, Winchester House Prep School in Brackley, Warwick Prep and Public Schools and Kings High School for Girls in Warwick, and Kingsley High School for Girls in Leamington Spa. There are local racecourses at Warwick and Stratford-upon-Avon, golf courses nearby at Staverton and Helidon Lakes, as well as fishing and sailing at Draycote Water, and there are a number of attractive walks and rides in the area, ideal for hacking out. The village is well placed for a wide range of equestrian activities and competitions, being centrally positioned in the country.

THE PROPERTY

Nethercote House is a late eighteenth century listed house with nineteenth century alterations and with a family/breakfast room extension to the kitchen with a large roof lantern and doors to the patio, built by the present owners, who have also created additional accommodation in the attached stone barn, which would also adapt to provide a self-contained two bedroom annexe if desired (subject to necessary consents). The front door has a pillared portico to the entrance hall with a striking encaustic Victorian tiled floor, and access to the cellar. The drawing room is over 32 feet long. Study and formal dining room. The house has been beautifully updated by the present owners to take full advantage of the generous accommodation.









The house retains lots of period features and character. They have created a kitchen with an open-plan sitting room and family/breakfast room as the heart of the house. Large utility room and boot room with a cast iron range and bread oven. The ground floor accommodation in the barn wing with exposed timberwork currently provides a cinema room and a snooker room with its own outside door, and a bar area.

There are two staircases to the first and second floors. On the first floor, the principal bedroom suite occupies the east end of the house, with a lovely south-facing bedroom, large dressing room and bathroom with free-standing bath and shower, with twin basins.

To the first and second floors, north-facing windows have expansive views over open countryside. There are three further first-floor bedrooms with built-in wardrobes, one with an en suite shower room and a family bathroom with bath and separate shower. On the second floor are three further bedrooms, a playroom/children's sitting room and a further bathroom.

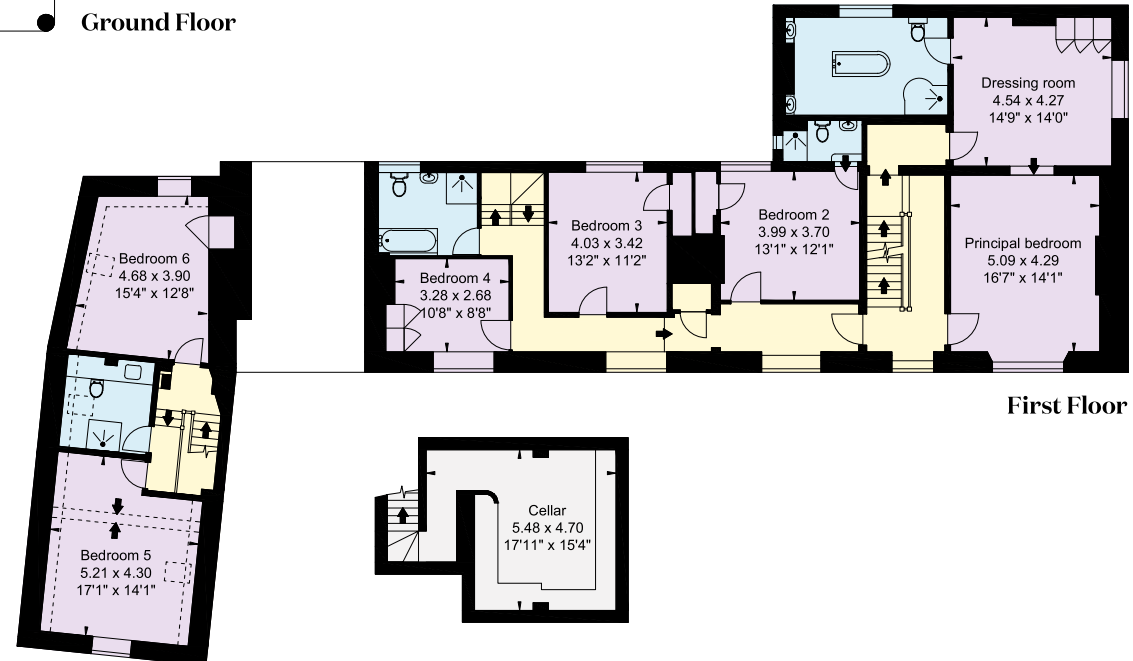
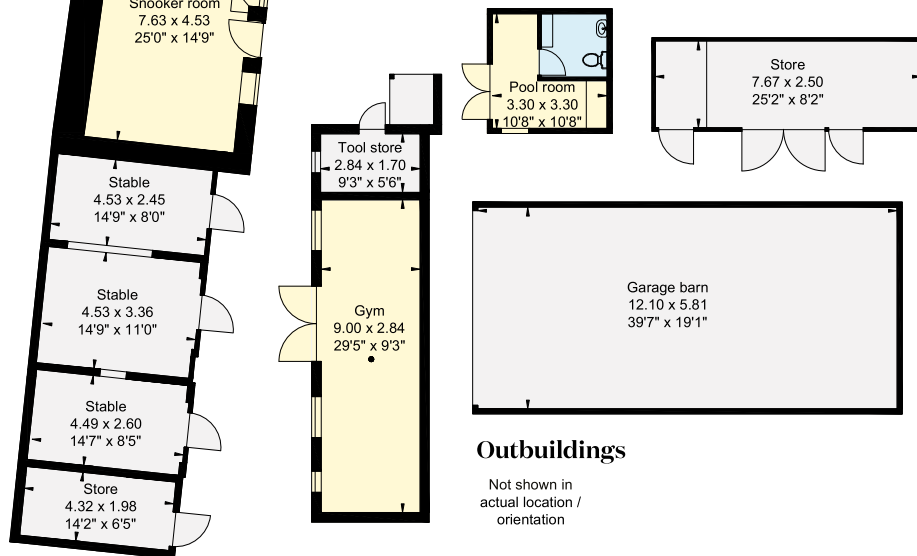
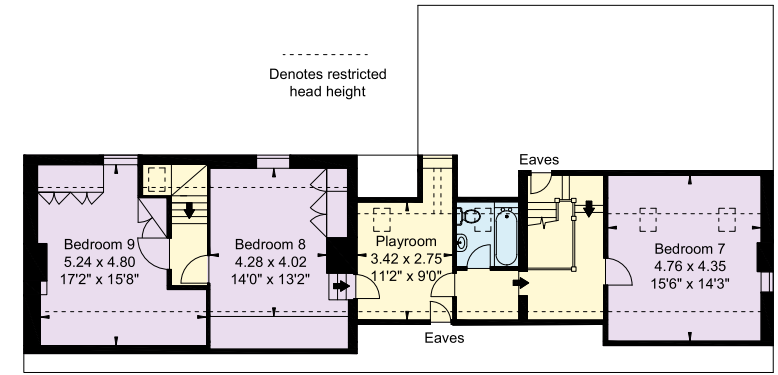
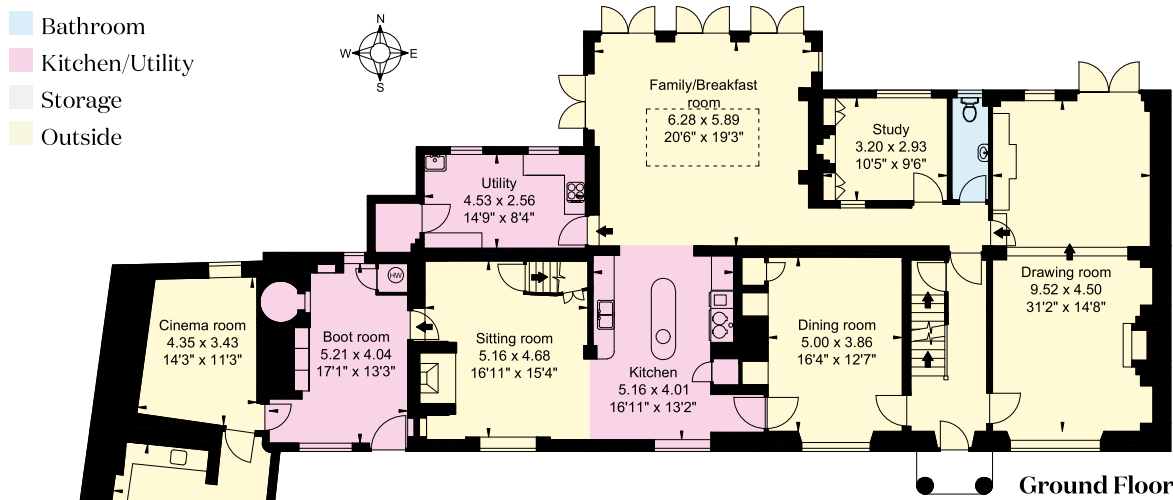








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuildings

Approximate Gross Internal Area
 House: 611 sq m (6,578 sq ft)
 Outbuildings: 184 sq m (1,982 sq ft)
 Total: 795 sq m (8,560 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





GARDENS AND GROUNDS

Situated on a quiet lane, and well-screened from the road, Nethercote House has double gates to a private drive, one branch of which leads to the garage and domestic courtyard, the other to the main front of the house with a gravelled parking area, through attractive lawned and well-stocked gardens with mature trees and shrubs, summer house and with a pond adjoining the arable land. Behind the house is a walled garden and patio area. There is a garden compartment housing a private outdoor heated swimming pool with pool house with changing room and WC. Hard tennis court.

There is a large garage barn of about 40x 19 feet capable of garaging several cars. A detached single-storey brick building provides a tool store and also a home office or gym, there are three stables and adjoining store/tack room. Further storage building/mower garage. Gazebo.









Beyond the tennis court is a grass paddock with a thick boundary hedge to the lane. To the south of the garden and paddock is a block of arable land, with road access to two sides, and young boundary hedges, ideal to convert to a parkland or further grassland if desired.

A public footpath crosses the property as shown on the boundary plan, giving access to Flecknoe village.

PROPERTY INFORMATION

Services: Mains electricity and water, private drainage. Oil-fired central heating. Telephone and broadband with fibre to the premises.

Fixtures and fittings: All those mentioned in these sales particulars, together with fitted carpets and integrated kitchen white goods, are included in the sale. All others are specifically excluded. Certain items may be available by negotiation.

Directions (CV23 8AS)

What3words: ///reinvest.pining.months

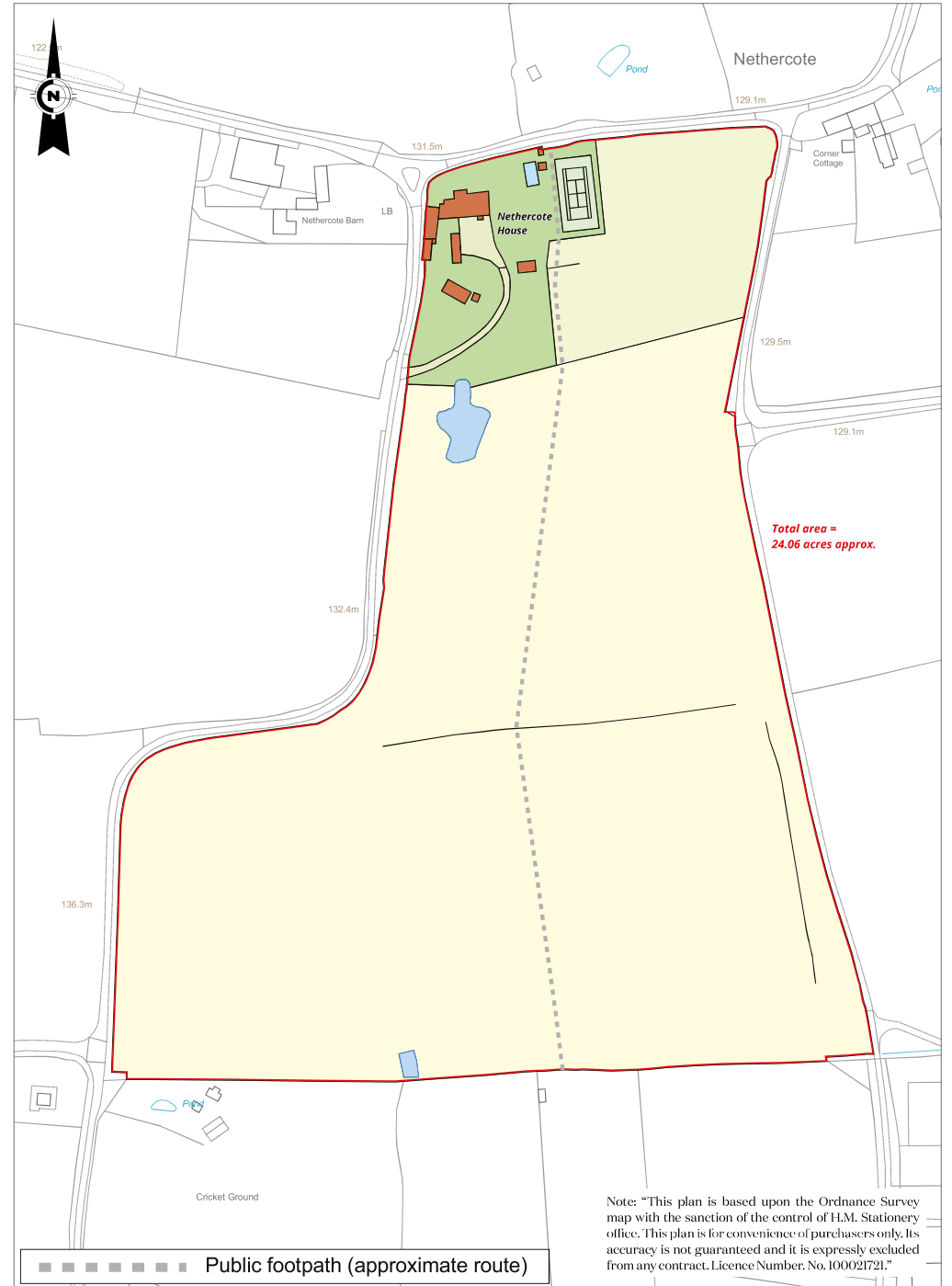
Tenure: Freehold

Local Authority: Rugby Borough Council: 01788 533533

Council Tax: Band G

EPC: E

Viewing: By prior appointment only with the agents.





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Date: 17 April 2026
Our reference: STR140257

Nethercote House, Nethercote, Rugby, CV23 8AS

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £2,750,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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Yours faithfully

A stylized, handwritten signature in black ink that reads "Knight Frank".

KNIGHT FRANK LLP

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