

Bush Hill Lane, Rugby, CV23 8AX

SBK Lettings

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Property Description

*** AVAILABLE NOW *** Flecknoe is one of Warwickshire's most charming villages and is located just one mile west of the border with Northamptonshire and 14 miles to the bustling Royal town of Leamington Spa. This idyllic positioning is close to excellent road and rail connections (Euston 55 minutes from Rugby railway station), M6/M1/M40. The towns of Leamington Spa, Rugby, Southam and Daventry are all within easy reach and where a good range of well regarded state, grammar and private schools are available. Walking, cycling and horse-riding are all popular pastimes in the area as Flecknoe is surrounded by a network of footpaths and bridle paths.

This fabulously presented five bedroom barn conversion comprises in brief: Spacious reception hallway with guest WC, living room with feature log burner and sliding barn door. Main bedroom located to the east wing with patio doors leading to a private garden nook and with deluxe ensuite bathroom with full suite and separate shower. Separate utility room with external access. Breakfast kitchen to the west wing with shaker cabinets, large kitchen island and ample space for dining table and chairs, steps lead to two double bedrooms and main bathroom with full suite including separate shower.

To the first floor: two double bedrooms with gorgeous country side views, ensuite shower room to one bedroom and great storage solutions located to the landing. With an abundance of off road parking and generous car port, this property is offered UNFURNISHED. Energy Rating C. Council Tax Band G.



Approximate total area(1)

1788 ft²

166 m²

Reduced headroom

137 ft²

12.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1,5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360











Key Features

- AVAILABLE NOW
- Flecknoe
- Five Bedrooms, Three Bathrooms, Two Reception Rooms
- Barn Conversion
- Unfurnished
- Seperate Utility Room and External Storage
- Idyllic Village Location
- Private Gardens and Car Port
- Energy Rating C
- Council Tax Band G

SCAN HERE TO REGISTER YOUR INTEREST

£2,500 PCM