SHORTLAND HORNE

OPEN HOUSE



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Trusted Property Experts

FRIDAY 27TH NOVEMBER

4.30PM – 6.30PM

Bilton Fields Farm Lane
CV22 6RU

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Set within the exclusive Bilton Fields development on the edge of Rugby, Blackthorn Barn is an outstanding contemporary barn conversion-inspired home that seamlessly combines striking modern architecture with exceptional family living. This individually styled residence enjoys an enviable position providing effortless access to Rugby town centre, highly regarded schools, major road networks and Rugby railway station with direct services to London Euston.

From the moment you arrive, the property's impressive black timber-clad and brick façade creates an immediate sense of quality and individuality. A generous driveway provides ample off-road parking alongside an integrated double garage.

Stepping inside, the dramatic double-height entrance immediately sets the tone. Flooded with natural light, the spectacular open gallery landing creates a wonderful feeling of space, while the feature open-tread staircase provides a striking architectural focal point.

The heart of the home is the stunning open-plan kitchen, dining and family room, extending over 23 feet and designed for modern lifestyles. Featuring extensive preparation space, generous dining proportions and direct access to the garden, it is perfectly suited for everyday family life as well as entertaining on a larger scale.

Complementing this is an impressive 28-foot living room, where the vaulted feel, expansive glazing and contemporary freestanding wood-burning stove combine to create an elegant yet welcoming environment. Large sliding doors blur the boundary between inside and out, allowing the beautifully landscaped gardens to become an extension of the living space during the warmer months.

Practicality has been carefully considered with a separate utility room, guest cloakroom and internal access to the spacious double garage.

The first floor continues to impress with an exceptional principal suite enjoying generous proportions, a stylish en suite shower room and access to a private balcony overlooking the surrounding greenery.

Four further double bedrooms provide flexible accommodation for family members and guests alike, with four bedrooms benefiting from their own en suite facilities, ensuring excellent comfort and privacy. A well-appointed family bathroom serves the remaining accommodation.

Outside, the property enjoys a private and mature setting bordered by established trees and hedging. The landscaped gardens provide a peaceful retreat with generous patio areas ideal for outdoor dining, entertaining or simply enjoying the tranquil surroundings.

Located within the sought-after Bilton Fields development, Blackthorn Barn offers the perfect balance between countryside surroundings and everyday convenience. Rugby's excellent amenities, highly regarded independent and state schools, leisure facilities and the renowned rail links to London make this an outstanding choice for commuters and families alike.

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Dimensions

Ground Floor

Hallway

Kitchen/Dining Room
7 x 5.30

Living Room
8.55 x 5.97

Utility Room
2.91 x 2.14

W/C

First Floor

Master Bedroom
5.31 x 4.21

En Suite
5.31 x 1.75

Bedroom 2
6 x 5.55

En Suite
2.25 x 1.55

Bedroom 3
4.25 x 2.95

En Suite

Bedroom 4
4.25 x 2.95

En Suite

Double Garage
6 x 5.50

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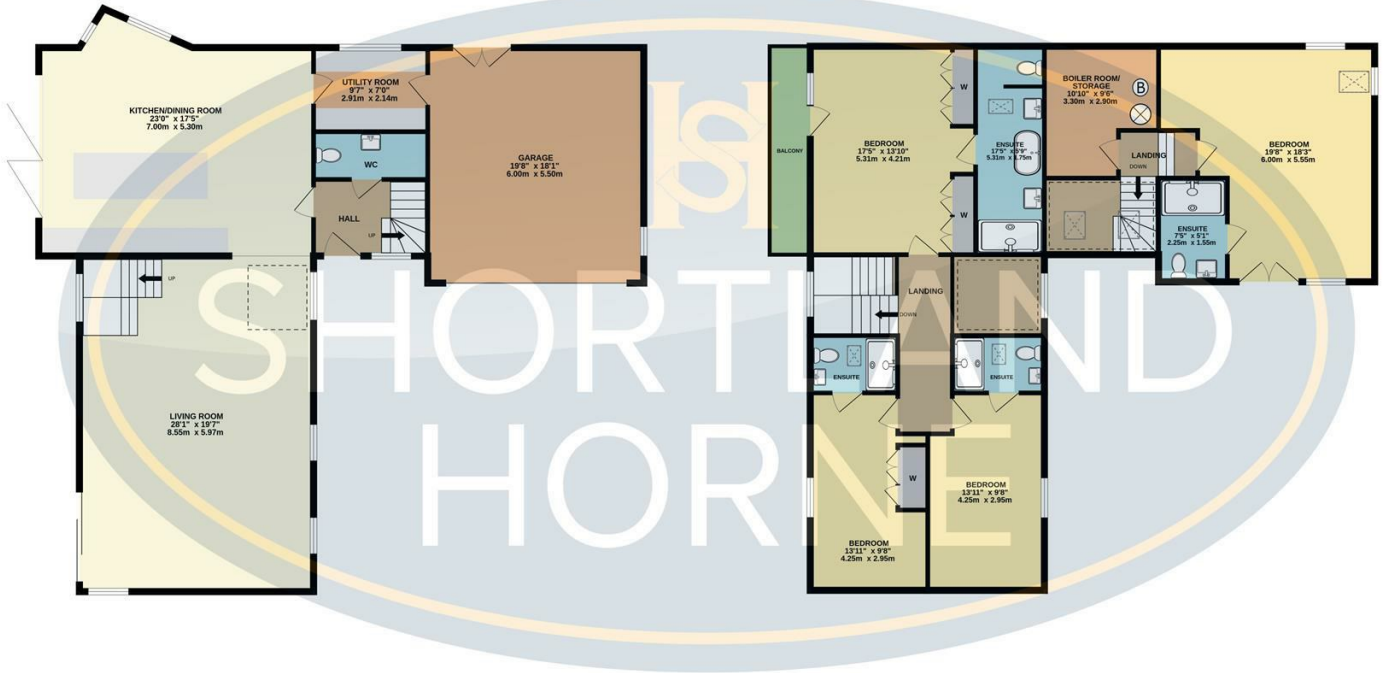
GROUND FLOOR
1487 sq.ft. (138.1 sq.m.) approx.

1ST FLOOR
1410 sq.ft. (131.0 sq.m.) approx.



TOTAL FLOOR AREA : 2897 sq.ft. (269.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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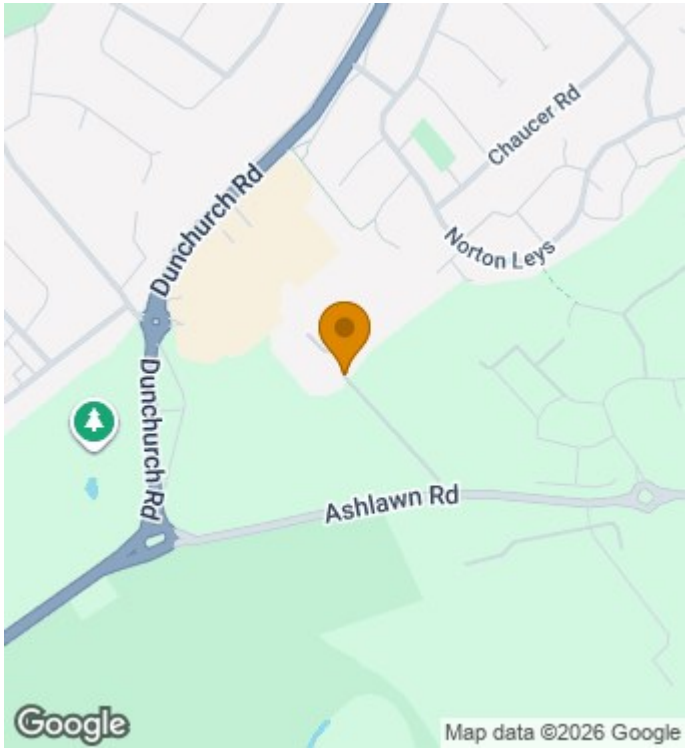
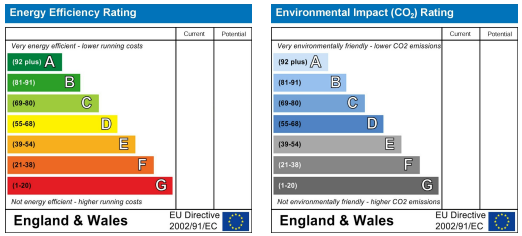
Location Map



EPC



Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.
Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.
Viewing Strictly by arrangement through Shortland Horne.
Measurements Room measurements and floor plans are for guidance purposes only and are approximate.
Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.
Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in ccordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

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