



Spinney Cottage, Main Street, Withybrook, Coventry, Warwickshire, CV7 9LX

HOWKINS &  
HARRISON

Spinney Cottage, Main Street,  
Withybrook, Coventry,  
Warwickshire, CV7 9LX

Guide Price: £575,000

Located on the edge of the popular village of Withybrook, this beautifully presented three-bedroom bungalow offers a delightful blend of comfort and countryside living. The property boasts an open plan kitchen/family/dining room, ideal for family gatherings or entertaining, and features three well-appointed bedrooms, along with two modern bathrooms. Set on a generous plot, the property enjoys stunning views across the open countryside and benefits from a double garage with ample driveway parking. Offered for sale with no chain.

### Features

- Sought after village location
- Three bedrooms
- Principal bedroom with en-suite
- Family bathroom
- Open plan kitchen/family/dining room
- Utility room
- Oil fired central heating
- Double garage
- Wrap around garden
- Semi rural location
- No onward chain



## Accommodation

Step into a welcoming porch fitted with engineered oak flooring which continues through to the entrance hall, accessed via a part glazed door. From here, the inviting living room enjoys a dual aspect, including an attractive bay window to the front and a further window to the side, filling the space with natural light. A charming feature fireplace with slate hearth and inset log burner creates a cosy focal point. A further door leads through to the delightful open-plan dining/family room, beautifully designed for modern living and entertaining with the added benefit of underfloor heating. This bright and spacious area is enhanced by two roof lanterns, multiple windows and two sets of patio doors, offering delightful views over neighbouring countryside. The engineered oak flooring continues throughout, connecting effortlessly to the stylish kitchen. The kitchen is fitted with a range of shaker-style wall and base kitchen cabinets, complemented by a combination of light oak and granite work surfaces, along with ample drawer storage. Integrated appliances include an electric hob with extractor hood, Lamona electric oven and grill, and a dishwasher. An inner hall leads to the rear of the property and provides access to a well-appointed utility room, also accessible from the kitchen. This space features matching shaker-style cabinetry, light oak work surfaces, shelving, and integrated appliances which include a washing machine and fridge/freezer. The main entrance hall also provides access to a cloakroom, three bedrooms and the family bathroom. The principal bedroom has a lovely bay window overlooking the front aspect and a further window overlooking the side of the property. There is an ensuite attached fitted with a pedestal wash hand basin, WC, heated towel ladder and chrome and glass shower enclosure complemented by engineered oak flooring. Bedroom two also features an attractive bay window, and is conveniently located adjacent to the family bathroom, which is stylishly finished with wall tiling with pretty mosaic inserts. The suite includes a pedestal wash basin, panelled bath, corner shower enclosure, WC and heated towel radiator. Bedroom three, currently used as a dressing room, overlooks the side aspect and offers flexibility for a variety of different uses.



## Outside

The property is accessed via a sweeping driveway, discreetly positioned to the side of a neighbouring property, which leads around to the rear where a double garage and generous off-road parking for multiple vehicles can be found. Close board fencing surrounds the rear of the property, with gated access providing access to the garden, which is mainly laid to lawn and features an attractive ornamental pond. Mature hedging and trees provide a high degree of privacy to one side, while post and rail fencing to the other allows for uninterrupted views across the surrounding countryside. A paved patio area offers an ideal space for outdoor dining and entertaining. The established gardens wrap around the property, being mainly laid to lawn and complemented by a variety of mature shrubs and trees, creating a peaceful and private setting. To the front, a pedestrian gate opens onto a pathway leading to the main entrance.





## Location

Withybrook is a small, traditional village located in the county of Warwickshire, not far from the border with Leicestershire. It lies in a peaceful rural setting, surrounded by open countryside, farmland, and gentle rolling fields typical of the Midlands. The village is known for its quiet, close-knit community and historic charm. At its heart stands the parish church, St Peter's Church, which dates back centuries and reflects the long history of the area. Traditional cottages and farmhouses, many built from local materials, line the narrow lanes, giving Withybrook a distinctly old-English character. Withybrook has very limited modern development, which helps preserve its tranquil atmosphere. The surrounding countryside is ideal for walking and enjoying nature, with footpaths, hedgerows, and wildlife common in the area. Overall, Withybrook is best described as a quiet, picturesque village that reflects traditional rural English life, with a strong sense of history and community. The property is easily accessible to the nearby villages of Wolvey (approximately 1.7 miles) and Bulkington (approximately 2.6 miles), both within a short drive away and offer a range of everyday amenities to include a village shop with post office, newsagents, primary schools, public house, doctor's surgery, dentist, supermarket, library and building society. Everyday supermarket shopping is also well catered for, with Asda, Aldi and Tesco all within a convenient 10-minute drive. Additional retail facilities are available at Warwick Park Shopping, approximately 15 minutes away, offering a variety of shops and additional supermarkets including Lidl, Morrisons and Marks & Spencer. A wider range of amenities can be found in the surrounding towns and cities of Hinckley, Rugby, Coventry and Nuneaton, all of which offer extensive shopping, schooling, leisure and cultural facilities. Withybrook is conveniently situated for access to all major roads and motorways including the M6, M69, M1. there is an Intercity rail service from Coventry and Rugby to London Euston (intercity trains from Rugby to Euston in under 50 minutes) All distances and times approximate and Birmingham International Airport is about 25 miles away.





## Viewing

Strictly by prior appointment via the selling agents. 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.

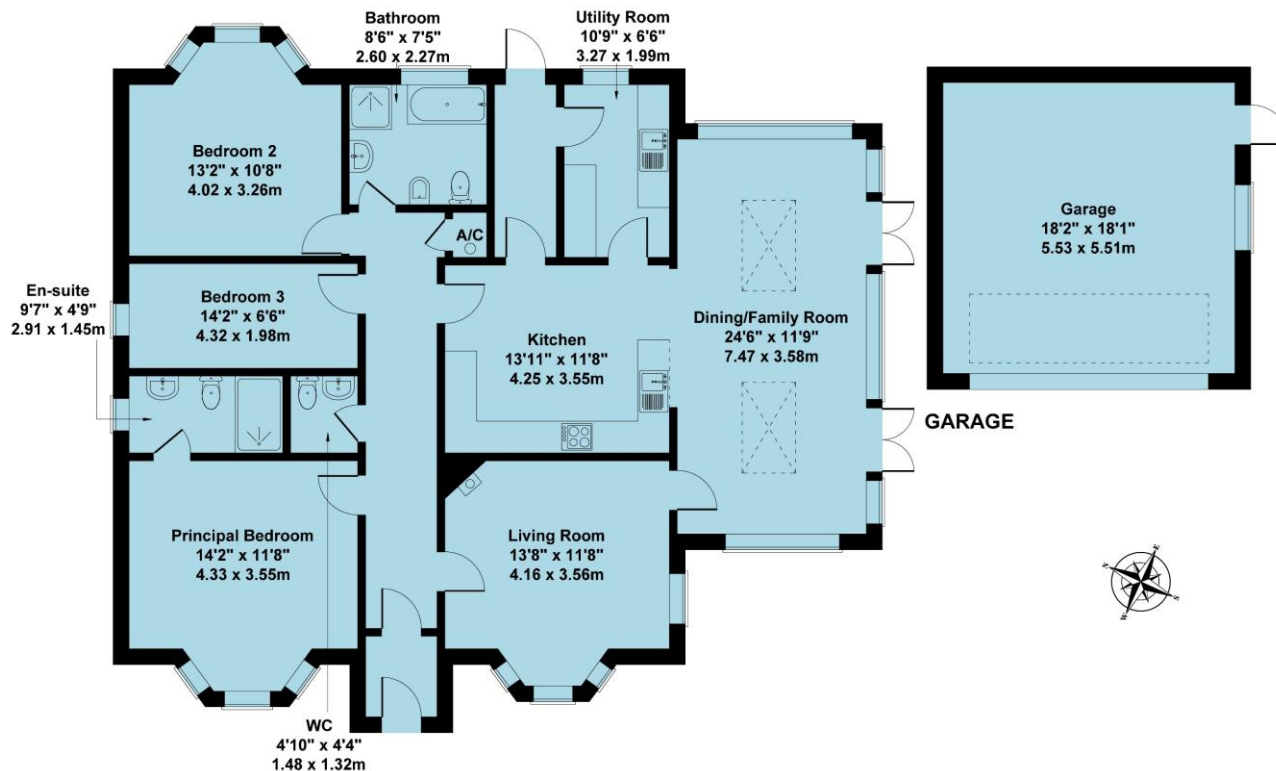
## Local Authority

Rugby Borough Council. Tel: 01788 533533.  
Council Tax Band – C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Spinney Cottage Main Street Withybrook CV7 9LX

Approximate Gross Internal Area  
Main House : 1539 sq ft - 143 sq m  
Garage : 323 sq ft - 30 sq m  
Total : 1862 sq ft - 173 sq m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

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