



Fairfield House  
33 Coventry Road | Brinklow | CV23 0NE

# FAIRFIELD HOUSE





7-19 JUNE 16  
EAVELL THE PEAK DISTRICT  
*Eroica*  
BRITAINIA  
THE GREAT WITH HISTORY



# KEY FEATURES

---

A spacious detached family home with countryside views and a versatile two bedroom annexe, a sanctuary of space, light and tranquillity on the edge of the well-served village of Brinklow.

## A Home for Modern Family Living

Set on the edge of the historic village of Brinklow, Fairfield House offers a rare combination of space, style and flexibility. This detached home is designed for family life with flowing interiors, versatile living spaces and the added benefit of a self-contained annexe ideal for multigenerational living, guests or rental opportunities.

The main house welcomes you with a bright and inviting entrance hall setting the tone for the generous accommodation beyond. From here doors lead to a collection of beautifully proportioned reception rooms each offering its own character and purpose. The sitting room provides a comfortable retreat filled with natural light and views over the garden creating a calm and welcoming space to relax and unwind. Adjacent the family snug offers a more intimate setting perfect for cosy evenings, reading or informal family time while the dining room provides an elegant environment for entertaining, family celebrations and memorable gatherings.

At the heart of the home lies the open-plan kitchen and living area a wonderfully sociable space designed to bring people together. Blending practicality with style this expansive room provides ample space for cooking, dining and relaxing whether enjoying everyday family life or hosting friends. Its layout encourages connection while views of the garden beyond enhance the sense of light and openness.

Complementing the ground floor accommodation is a large utility room an invaluable and practical addition for busy family living. Offering excellent storage, laundry space and room for additional appliances it helps keep the main living areas calm and organised while providing direct access to the double garage. A convenient cloakroom completes the ground floor.

Arranged over two upper floors the bedroom accommodation offers flexibility and privacy for growing families. In total the home features five bedrooms each enjoying its own outlook along with a family bathroom. The layout also presents the opportunity to convert one of the bedrooms into an ensuite allowing future owners to tailor the home to their individual needs and lifestyle.









# SELLER INSIGHT



“ When we first came to see the house, it was the location that truly won us over. We were looking for somewhere rural and peaceful, yet within easy reach of excellent primary and secondary schools, including the highly regarded grammar schools in Rugby. The generous plot and expansive garden, with its future potential, immediately stood out as well. It felt like somewhere we could develop and grow into, and that’s exactly what we did.

The kitchen has always been the heart of our home. Renovated in 2015 by Rugby Kitchens, it features sleek handleless Schüller cabinetry and integrated Neff appliances, and it remains the space where we naturally gather. It’s bright, spacious and wonderfully practical. We love cooking, and much of family life has unfolded here.

For entertaining, the large lounge has been perfect, whether for festive gatherings or relaxed evenings with friends, while the snug offers a quieter retreat, ideal for reading or watching television. Over the years, the home has adapted beautifully to our changing needs. The loft conversion, completed in 1997, created a generous bedroom and landing workspace with views stretching across neighbouring farmland and open countryside.

In 1999 we added the two-bedroom, single-storey annexe, built by respected local builder Neil Tressler. For the past 20 years it has provided a comfortable and independent home for elderly relatives, offering a fitted kitchen, its own gas-fired combi boiler, a spacious living area and an accessible walk-in shower. Recently redecorated and re-carpeted in 2024, it could equally lend itself to multigenerational living, guest accommodation or a variety of other uses. The flexibility it provides has been invaluable.

We have lived here for 31 years and raised our four children in this house. It has never once felt cramped. There has always been space, indoors and out, for family life to unfold naturally. As the children grew older, the generous driveway easily accommodated their cars, and even recreational vehicles including a motorhome.

The garden has played a huge part in our story. The patio is a suntrap in the summer, accessible through two sets of French doors and also directly from the annexe, creating a seamless flow for entertaining. We have hosted countless family barbecues, milestone 18th and 21st birthdays, and some truly memorable anniversary celebrations. The large lawn was a playground for football matches, cricket games and endless childhood energy, while two raised beds allowed us to grow our own vegetables, something we’ve thoroughly enjoyed.

Community life here is very special. Having lived and worked in the village and surrounding area for over three decades, we can honestly say there is a genuine sense of belonging. Our children attended the village school, joined the Scouts and played for local sports teams. Brinklow itself offers everything you need day-to-day, a highly regarded doctor’s surgery and pharmacy, post office and general store, three pubs, takeaway options and a thriving recreation ground with football pitches, tennis courts, a playground and skate park. The network of local footpaths and bridleways, along with the nearby Oxford Canal, provides endless opportunities for walking and cycling.

Despite its peaceful setting, connectivity is excellent. The M6 (Junction 2) and M69 are just three miles away, and both Rugby and Coventry stations provide fast mainline services, with London reachable in under an hour.

If we were to offer any advice to the next owners, it would simply be this: embrace village life. Immerse yourselves in the community, enjoy the open countryside and make the most of the wonderful connectivity. It’s a welcoming place to live. \*

\* 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.





### The Annexe – Flexibility and Privacy

Attached yet completely self-contained the two-bedroom annexe provides a separate entrance making it perfect for older children seeking independence, extended family members, long-term guests or as a potential income-generating opportunity.

The annexe includes its own kitchen, lounge, bathroom and two bedrooms creating a comfortable and private living environment while remaining connected to the main home. Its versatility makes it an increasingly valuable feature for modern living.













### The Outdoor Lifestyle

Outside Fairfield House makes an immediate impression. The property is approached via a generous driveway with a central turning circle creating a sense of arrival while providing extensive parking for family and visitors. A garage offers additional storage or secure parking.

To the rear the enclosed garden provides a peaceful and private outdoor sanctuary. The large patio area is perfectly suited to al fresco dining, summer entertaining or simply enjoying the surrounding tranquillity. Beyond the garden boundary uninterrupted views across the Warwickshire countryside create a beautiful and ever-changing backdrop enhancing the sense of rural escape while remaining connected to village life.







# LOCATION

---

## **The Charm of Brinklow**

Brinklow is a quintessential English village rich in history and character yet offering all the conveniences of modern living. Known for its impressive medieval castle mound and strong sense of community the village provides a welcoming and well served environment with a range of everyday amenities including a highly regarded primary school, village shop, doctors' surgery, and traditional pubs.

Surrounded by attractive countryside Brinklow is ideal for walking, cycling and outdoor pursuits while its position between Coventry, Rugby and Leamington Spa ensures excellent access to a wider range of shopping, dining and leisure facilities. Rugby railway station offers direct links to London Euston, making the village an appealing choice for commuters seeking a balance between rural charm and connectivity.

## **Education**

The nearby towns also have an excellent selection of state and private schools, including:

- Bilton Grange Prep
- Rugby School
- Lawrence Sheriff Grammar (Boys)
- Rugby High School (Girls)
- Warwick School (Boys)
- Bablake
- King Henry

## **A Lifestyle of Space, Light and Flexibility**

Fairfield House is more than a house it is a home that evolves with your family's needs. From its versatile and spacious interiors to the independence of the annexe, from the practical comfort of the kitchen/living room to the peaceful countryside views every aspect of the property has been designed to support modern family life.

Whether enjoying lively gatherings, quiet evenings at home or simply taking in the beauty of the surrounding landscape, Fairfield House offers a lifestyle defined by space, comfort and connection.





# INFORMATION

---

## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – Main House D, Annexe D

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 – FTTP Ultrafast 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 4+ cars.

Special Notes – The property is in a conservation area and is subject to restrictive covenants, rights, and easements. The property benefits from and is subject to shared access arrangements with adjoining land, with a 50% contribution towards maintenance. The property includes a self-contained annexe, currently used as family accommodation. The annexe is not separately assessed for Council Tax and may require separate assessment if used independently or let. Please contact the agent for more information.

Directions: CV23 0NE

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](http://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



# Coventry Road, Brinklow, Rugby, CV23 0NE

Approximate Gross internal Area

Total = 211.4 sq.m. (2,275 sq.ft.)

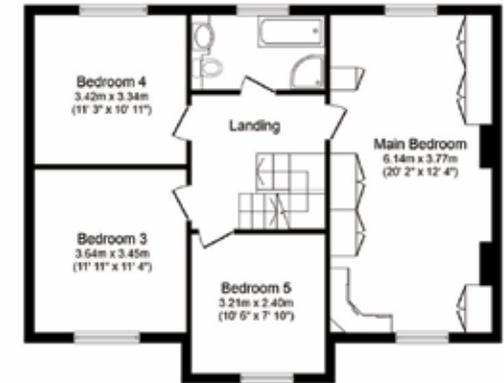
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		

Annexe

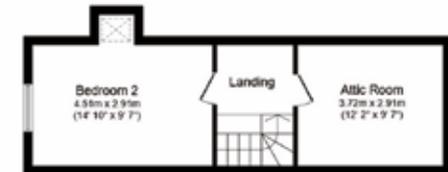
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 C
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor

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).



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. 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  
Liz: 07811 121363 | Nicola: 07976 453573  
email: [lizandnicola@fineandcountry.com](mailto: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](https://fineandcountry.com/uk/foundation)

Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820062 | rugby@fineandcountry.com

