



House - Detached

THE OLD COACH HOUSE FLECKNOE VILLAGE ROAD, FLECKNOE, RUGBY, CV23 8AT

Per Month

£1,800 Per

FEATURES

- Character village home
- Three storey accommodation
- Two reception rooms
- Loft room/home office
- Far reaching countryside views
- Vaulted kitchen/family room
- Three double bedrooms
- Double garage & parking



HOWKINS & HARRISON

3 Bedroom House - Detached located in Rugby

Call us on
01327 316880

howkinsandharrison.co.uk

Council Tax Band

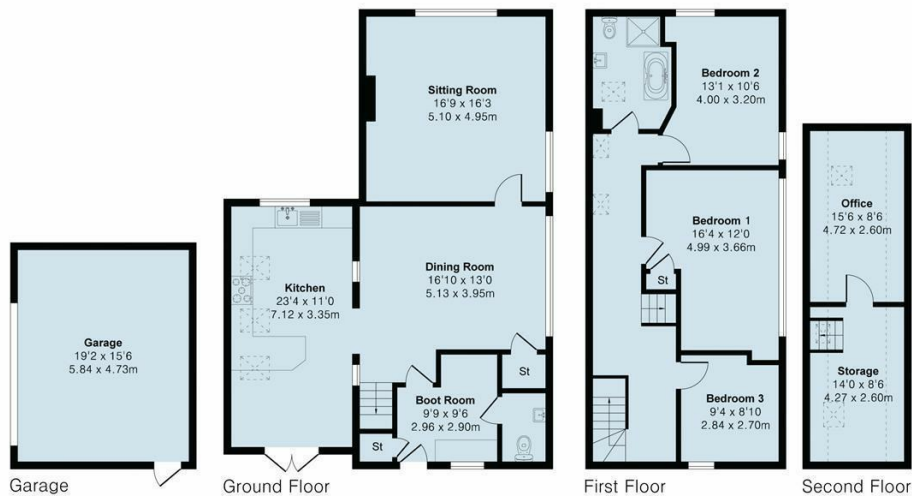
Howkins & Harrison are delighted to offer for let this beautifully presented individual character home, set in the picturesque Warwickshire village of Flecknoe and enjoying far-reaching views across open countryside.

Combining period charm with high-quality contemporary living, the property offers spacious and versatile accommodation arranged over three floors, including a stunning vaulted kitchen/dining/family room with handcrafted kitchen, two generous reception rooms, three double bedrooms, a luxurious four-piece family bathroom and a versatile loft room, ideal as a home office or hobby space. Outside, the property benefits from a delightful enclosed rear garden, detached double garage, private parking and a charming courtyard garden, creating an exceptional village home in a sought-after rural location. Offered unfurnished, available immediately. EPC Rating E, Council Tax Band F.

Flecknoe is a charming hilltop village surrounded by rolling Warwickshire countryside, offering a peaceful rural lifestyle with a welcoming community. The village benefits from St Mark's Church, an active village hall and a thriving cricket club, with a variety of community groups and events throughout the year. Everyday shopping and amenities can be found in nearby Braunston and Dunchurch, while the larger centres of Rugby, Daventry and Leamington Spa provide an extensive range of retail, leisure and dining facilities. Rugby railway station offers regular high-speed services to London Euston in under an hour, making the village an excellent choice for commuters. The area is well served by road links to the M1, M6, M40 and M45, and is renowned for its excellent selection of state, grammar and independent schools, with dedicated school bus services available from the village to Rugby's highly regarded schools.

Approximate Gross Internal Area 1854 sq ft - 173 sq m (Excluding Garage)

Ground Floor Area 921 sq ft – 86 sq m
First Floor Area 678 sq ft – 63 sq m
Second Floor Area 255 sq ft – 24 sq m
Garage Area 297 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

HOWKINS &
HARRISON