



The Sidings
Bourton Lane | Birdingbury | CV23 9QP

THE SIDINGS





KEY FEATURES

Welcome to The Sidings, a lovely four-bedroom detached home nestled on approximately a third of an acre plot in the heart of the Warwickshire countryside. Positioned between the villages of Bourton on Dunsmore and Birdingbury, this property offers a unique blend of rural serenity and modern living. Boasting beautiful views of open countryside both to the front and rear, this residence is a true haven for those seeking a peaceful retreat.

Ground floor

As you approach The Sidings, the property impresses with its charming façade and substantial storm porch. Upon entering, you are greeted by a spacious entrance hall which could be used as a dining hall, filled with natural light from the feature bay window.

The sitting room is a highlight, spanning 23 feet and offering dual-aspect views that embrace the tranquil surroundings. A beautiful stone-built fireplace serves as the room's focal point, enhancing the cosy ambiance. The adjacent dining room is equally bright and inviting, with windows overlooking the south-east rear garden.

Following a programme of high-quality renovations throughout some of the ground floor, it now benefits from a completely refitted kitchen, featuring brand new cabinetry, worktops and integrated appliances including an electric oven, grill, hob, dishwasher and fridge/freezer. New flooring has been laid throughout the lounge, TV room, kitchen and utility/boot room, giving the ground floor a fresh, contemporary feel.

A rear lobby provides access to the upgraded utility/boot room, which includes new cupboards and fitted storage, and provides direct access to the garden along with an internal door to the integrated double garage. Off the hallway is a conveniently placed cloakroom.

The ground floor has also been fully rewired, with new fuse boxes installed, and a new boiler now contributes to an improved and modernised heating system.

These works have been completed to an exceptional standard, and the thoughtful upgrades combine with the home's generous proportions and idyllic setting to create a beautifully updated, move in ready countryside residence.













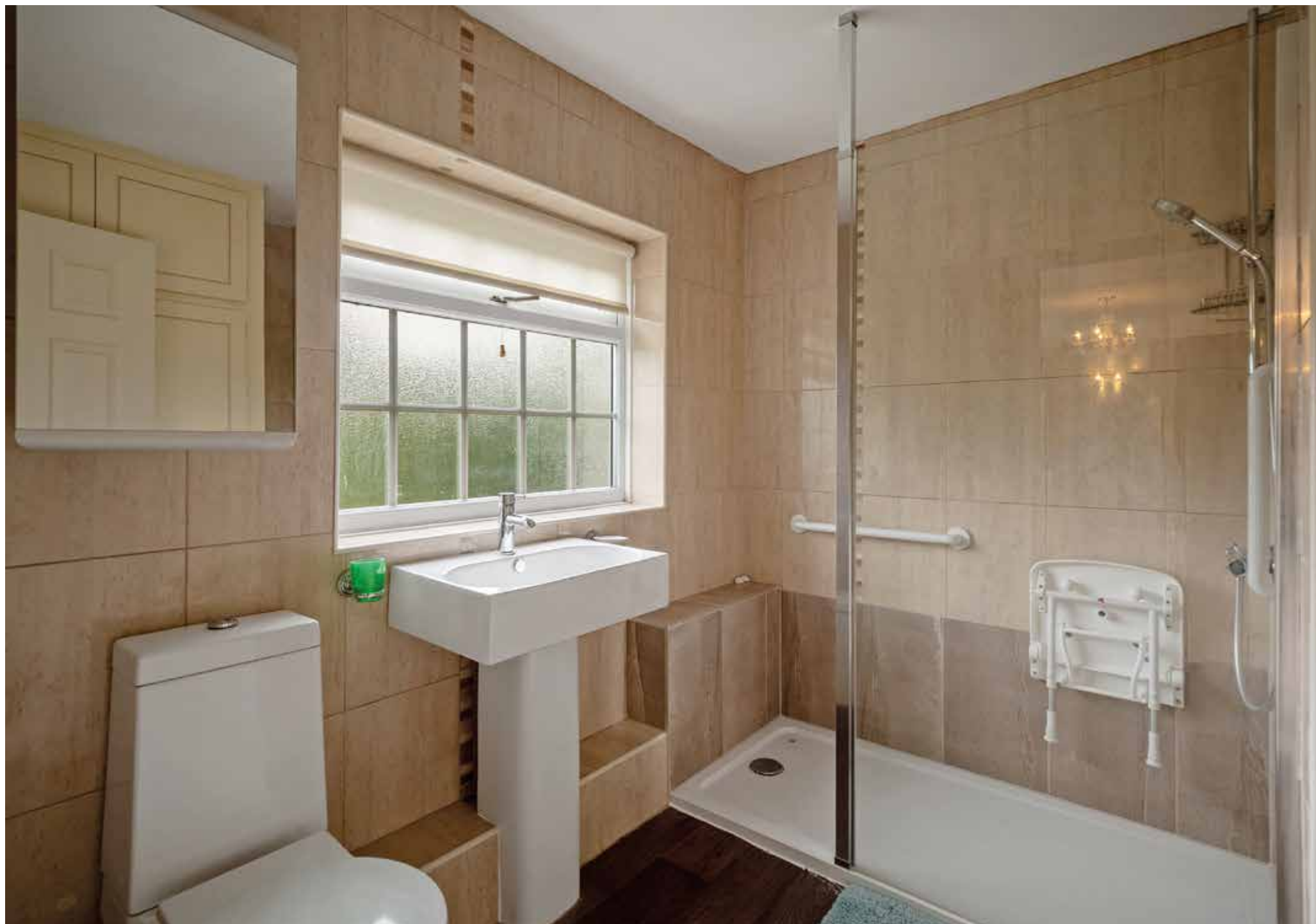
First floor

From the spacious entrance hall stairs rise to the galleried landing leading to four bedrooms. The master suite is a sanctuary of comfort, with two picture windows capturing beautiful countryside views. It also includes a dressing area with fitted wardrobes and a fully tiled en-suite bathroom. The remaining bedrooms are bright and airy with bedrooms two and three offering fitted wardrobes and delightful views.

The family bathroom is fully tiled and features a modern suite with a shower enclosure, ensuring convenience for family living. There is access to the loft area offering storage space or perhaps the potential for conversion, subject to the necessary permissions.













Outside

The Sidings is enclosed by a charming brick wall with wrought iron gates, leading to a spacious block-paved driveway with ample parking for multiple vehicles. The generous front garden features mature planting a large lawn area, vibrant borders and mature trees. A Koi Carp pond adds a touch of tranquillity as you approach the entrance. A double garage with automatic door provides further parking or storage space.

The south-east facing rear garden was lovingly landscaped by the owners and designed for outdoor living. It includes a large Indian sandstone terrace, perfect for al fresco dining, a covered BBQ area, and a series of patios with a pergola, offering several options for relaxation and entertainment. A gate at the rear leads to the old railway line, perfect for those with pets or just enjoying a walk in the countryside. A variety of fruit trees, palm trees, and well-stocked borders create a serene and picturesque environment. Additional features include a greenhouse, vegetable garden, and garden shed. To the side of the property within the garden there are additional outbuildings which were previously used as dog kennels.

No Onward Chain

Simplifying the buying process, this property is available with no onward chain, allowing for a smooth and swift transition to your new home.







LOCATION

The Sidings enjoys an enviable location backing onto an old railway line, now adapted for walking and cycling, offering direct access to unspoiled nature walks. Birdingbury village is known for its active community, with local amenities including a village club, St Leonard's church, and recreational facilities. The Village has its own magazine "The Bird Song" and the village club accommodates mobile food offerings which is very popular with the locals. Nearby Draycote Water offers further outdoor pursuits such as sailing, windsurfing, and fishing.

For families, there is a selection of both state and private schools within easy reach, with Leamington Hastings Infant School just 1.5 miles away. Rugby still has Grammar schools with both Rugby High & Lawrence Sheriff and private schools such as Crescent School, Bilton Grange, Lawrence Sheriff, Princethorpe College and the world-renowned Rugby School. The property is conveniently located with a wide range of retail and leisure options available in Rugby, Leamington Spa, Coventry, and Warwick. Excellent transport links include nearby access to the M45, M1, M6, and M40 motorways, with train services from Leamington Spa, Coventry, and Rugby. Both Coventry Airport and Birmingham International Airport are within a short drive.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – D.

Council Tax Band – G.

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Sewage treatment plant installed in 2023. There will be maintenance costs involved - please speak with the agent for further information.

Heating – Oil fired central heating. There will be maintenance costs involved - please speak with the agent for further information.

Broadband – FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 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 3+ cars.

Special Notes – A brand new boiler has been installed with warranty. The property is split over multiple titles and subject to restrictive covenants, rights and easements. Please speak to the agent for more information.

Directions

Postcode: CV23 9QP

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811121363 & Nicola Lorraine 07976453573

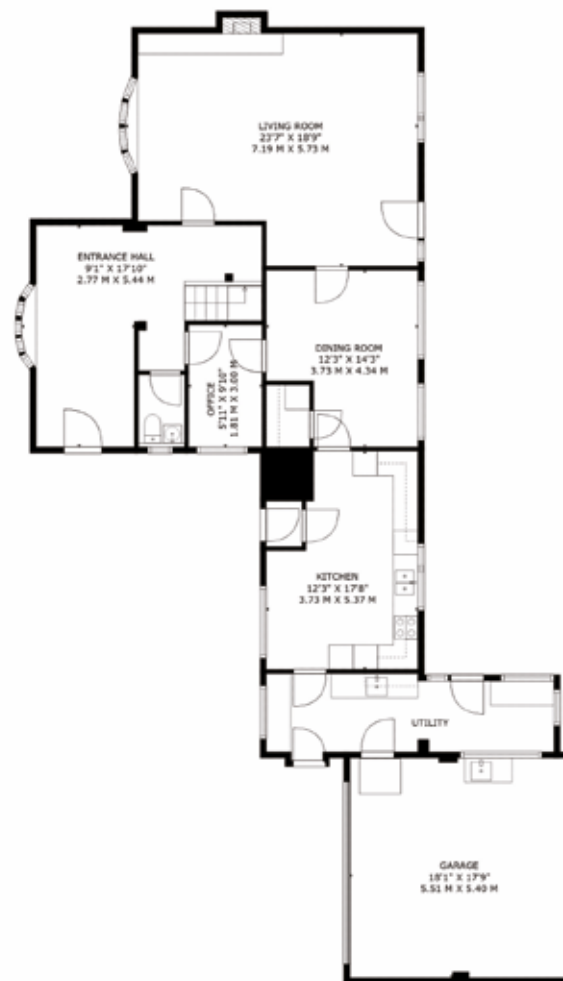
Website

For more information visit www.fineandcountry.com/rugby-estate-agents

Disclaimer

Some photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property. The rooms shown in the photographs have been virtually staged. It should not be assumed that any contents/furniture are included in the sale.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2034 sq ft, 188 m2
GARAGE: 320 sq ft, 30 m2

OVERALL TOTALS: 2354 sq ft, 218 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



**Property
Redress**



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

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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
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email: 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

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