



The Old Coach House, Flecknoe, Warwickshire, CV23 8AT

HOWKINS &
HARRISON

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Guide Price: £625,000

This charming Old Coach House will particularly appeal to horse lovers who want all the benefits of an equestrian lifestyle without the upkeep of their own land. Two well-regarded livery yards are just a short five-minute walk away, with some paddocks conveniently located directly opposite the property. The surrounding Flecknoe countryside offers excellent on-and off-road hacking, providing a wonderful setting for riding and enjoying the great outdoors. The property has been improved by the current owners to include a refitted stylish kitchen/breakfast room, refitted bathroom and re-decoration in most rooms.



Location

Flecknoe is an extremely friendly quiet hilltop village with the 'The Old Olive Bush' public house which is currently closed to refurbishment and a weekly pub quiz. There is a wonderful community spirit with many village events including a produce show, harvest supper and auction, as well as progressive suppers allowing new inhabitants to get to know the locals. It also has a church and a refurbished village hall. Day-to-day shopping can be found in nearby Braunston, Dunchurch., Daventry together with a little store in Napton.

A wider range of shopping facilities can be found in Rugby or Leamington Spa and a high speed train service leaves from Rugby to London, Euston arriving in well under 50 minutes. The property is a 50 minute drive away from Milton Keynes and has good access to the M1, M6, M40 and the M45 as well as fast rail links into London. There are a good range of state, grammar and private schools within the area including Bilton Grange, Rugby School, Lawrence Sheriff School for boys and Rugby High School for girls, Warwick School for boys.



Ground Floor

The property is entered via an oak stable door to the rear, opening into a recently refurbished boot room and utility area. Thoughtfully designed, this space features wooden work surfaces, excellent storage, and concealed provision for white goods. A newly fitted downstairs cloakroom with WC and hand wash basin is conveniently located adjacent. At the heart of the home is the impressive central dining room, beautifully illuminated by oak-framed, floor-to-ceiling glazing set within the original coach door opening, creating a bright and welcoming space. The adjoining kitchen/diner showcases a striking vaulted ceiling and a recently refurbished hand-made oak kitchen with a comprehensive range of eye- and base-level units. The kitchen is fitted with a Corian sink and drainer, brand new integrated appliances, and elegant quartz work surfaces and splashback. A breakfast bar with seating overlooks the countryside views from the kitchen window, while double doors open directly onto a paved terrace, ideal for al fresco dining. Leading from the dining room, the generously proportioned sitting room enjoys views over the front aspect. A characterful brick-built fireplace forms an attractive focal point, adding warmth and charm to this inviting living space.

First Floor

Stairs rise to the first floor, where a generous double bedroom enjoys views over the rear garden. Also located off the landing is the impressive principal bedroom, featuring striking floor-to-ceiling oak-framed windows and benefiting from fitted wardrobes. A further well-proportioned double bedroom offers dual-aspect windows overlooking the front and side elevations. The bedrooms are served by a stylish family bathroom, fitted with a freestanding white slipper bath, separate shower cubicle with rainfall shower head, pedestal wash basin, and a heritage-style heated towel rail. A skylight floods the room with natural light. From the landing, a wooden staircase leads to the loft space, which benefits from natural light and windows and is currently utilised as a home office and additional storage area.



Outside

The property is approached via the enclosed rear garden, which provides a private and welcoming setting. A pathway leads to the entrance, while a paved seating area offers an ideal space for outdoor entertaining. The garden is predominantly laid to lawn and is enhanced newly planted raised flower and shrub borders, creating a pleasant and well-maintained environment.

A garden shed provides additional storage, and the double garage is conveniently accessible from the garden via a pedestrian door. To the side of the property, a pathway leads to a charming walled courtyard, which enjoys views over the front of the property and the surrounding countryside beyond.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Features

- Detached character property
- Three bedrooms
- Stunning kitchen/diner with vaulted ceiling
- Dining room with floor to ceiling Oak framed windows
- Utility and boot room
- Downstairs cloakroom
- Private garden
- Double garage
- Rural village with countryside views
- EPC Rating - E



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

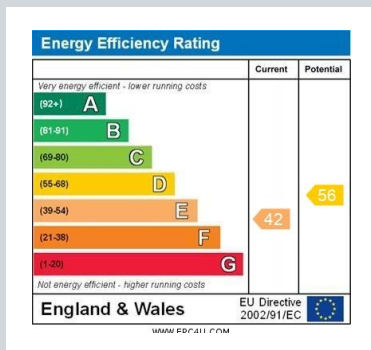
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

West Northamptonshire Council Tel:0300-126700
Council Tax Band-F



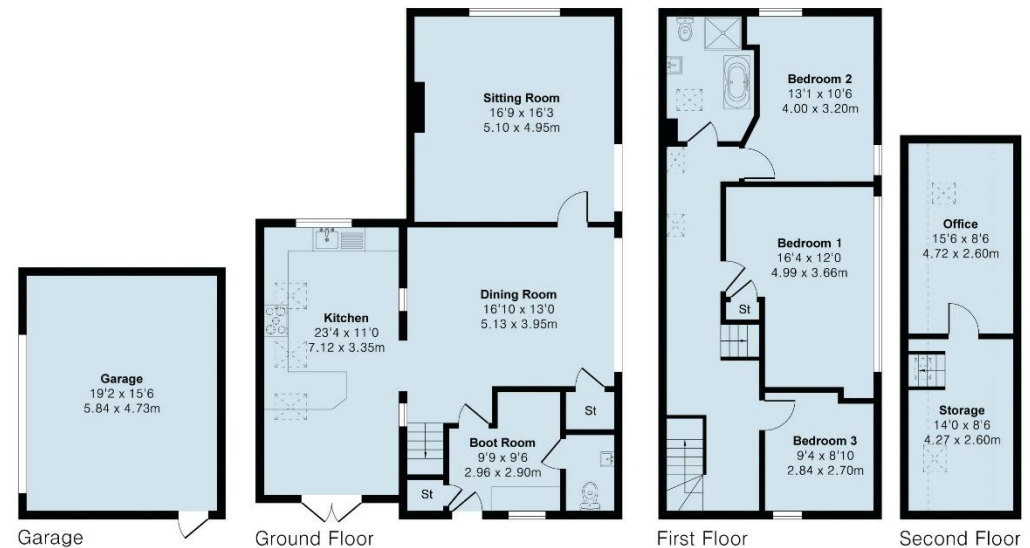
Approximate Gross Internal Area 1854 sq ft - 173 sq m (Excluding Garage)

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



PINK PLAN

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.



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