



5 Romney Place  
Rugby | Warwickshire | CV22 6HN

 FINE & COUNTRY

# 5 ROMNEY PLACE





# KEY FEATURES

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## **An Exceptional Executive Residence in an Exclusive Setting**

Tucked away within a private enclave of just five prestigious homes, 5 Romney Place offers an outstanding lifestyle opportunity. Built in 2005 by Twigden Homes and occupying a beautifully landscaped plot, this elegant detached residence combines generous family living, refined interiors and a tranquil woodland inspired garden, all just over a mile from the centre of Rugby.

From its handsome façade to its expansive gardens, this distinguished home has been carefully maintained and presents in excellent condition throughout, offering both immediate comfort and superb versatility for modern family life.

## **A Home Designed for Living and Entertaining**

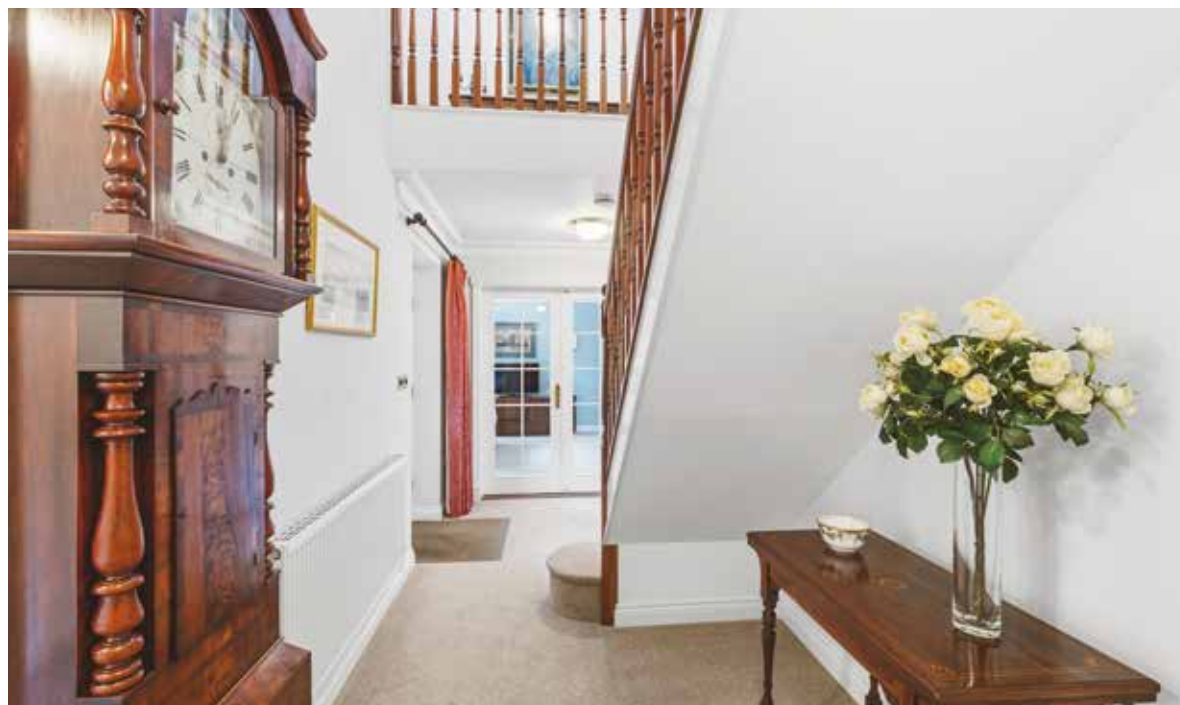
From the moment you enter the welcoming reception hall the homes sense of space and quality is immediately apparent. Decorative coving, elegant proportions and a flowing layout create an inviting atmosphere throughout the ground floor.

The impressive dual aspect living room forms the heart of the home, centred around a feature inglenook style fireplace with brick hearth and coal effect fire. A graceful bay window draws in natural light from the front while double doors open onto the garden, creating the perfect setting for both relaxed family evenings and entertaining guests.

A separate formal dining room, equally generous in size, offers an ideal space for hosting gatherings, with a separate family snug also having doors leading outside, it is a perfect space for a children's playroom or office.

The kitchen and breakfast room is both stylish and practical featuring an extensive range of built in cabinetry, integrated appliances including double ovens, hob, dishwasher and fridge freezer units, complemented by generous work surfaces and a tiled floor. Windows overlook the garden, allowing natural light to flood the space, making it a delightful setting for everyday family life.

A utility room, generous storage cupboard, coat cupboard and shower room complete the ground floor.













### Elegant Bedroom Accommodation

Upstairs, a spacious galleried landing enhances the sense of light and openness, providing a tranquil transition between the homes private spaces.

The principal bedroom suite is a peaceful retreat featuring fitted wardrobes and a beautifully appointed ensuite bathroom. Dormer and gable windows frame attractive views and allow natural light to pour in throughout the day.

A second bedroom suite includes a dressing room that could easily be reconfigured as a fifth bedroom if desired, together with access to the family bathroom that can serve as an ensuite arrangement.

Two further generously proportioned bedrooms, both with garden or driveway views are complemented by the stylish family bathroom completing the first floor accommodation.













### **A Garden Inspired by Nature**

One of the most captivating aspects of 5 Romney Place is its beautifully landscaped garden, lovingly designed to evoke the serenity of a woodland retreat.

The garden enjoys sunlight throughout the day and offers exceptional privacy. Mature trees, flowering borders and established planting create a peaceful natural haven, alive with birdsong.

A spacious paved terrace stretches across the rear and one side of the house, perfect for summer dining and outdoor entertaining, with a generous lawn area for children to enjoy. An additional side garden would be perfect as a cottage garden or play area.

### **Parking & Garaging**

To the front, a generous block paved driveway provides parking for 4+ vehicles and leads to the substantial double garage which benefits from power, lighting and direct access to the garden.









# LIFESTYLE & LOCATION

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Perfectly positioned just off the Dunchurch Road, the property enjoys convenient access to the amenities of Rugby including the independent quarter around Regent Street and a selection of restaurants and pubs. For commuters Rugby Railway Station provides fast services to London Euston in under an hour.

The area is also renowned for its excellent schooling including the world famous Rugby School as well as highly regarded institutions such as Princethorpe College, Bilton Grange Crescent as well as the Grammar schools Rugby High and Lawrence Sheriff.

Road links are equally convenient with easy access to the A5, A14, M1 and M6 connecting the wider Midlands and beyond.





# INFORMATION

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## Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

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

Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking 4+ cars

Special Notes – The property is subject to restrictive covenants, rights, and easements. Trees within the boundary of the property are subject to a Tree Preservation Order (TPO). The property is part of a managed development with no annual fee but occasional payments for maintenance of shared access areas and services i.e. hedge cutting. Please contact the agent for more information.

Directions – Postcode: CV22 6HN

## Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

## Website

For more information visit [www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents](http://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents)

# Romney Place, Rugby, CV22 6HN

Approximate Gross Internal Area

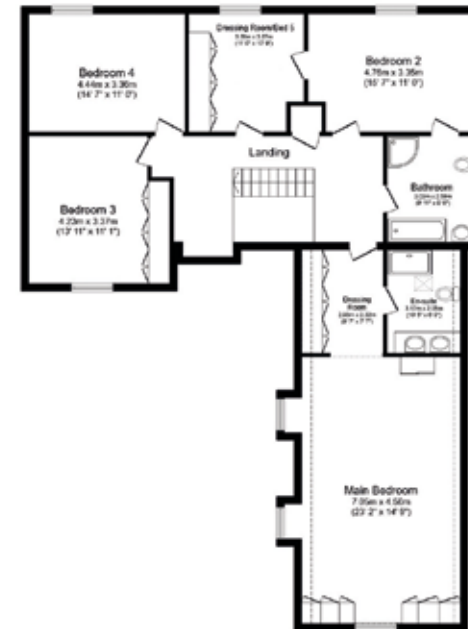
Main House = 2611 Sq Ft/243 Sq M

Garage = 311 Sq Ft/ 243 Sq M

Total = 2922 Sq Ft/ 272 Sq M



Ground Floor



First 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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. Printed





# FINE & COUNTRY

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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*



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## 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)

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