



Havenville
Main Street | Easenhall | Rugby | Warwickshire | CV23 0JA

HAVENVILLE

*A Spacious Village Home with Countryside
on the Doorstep*

*Set within the picturesque Warwickshire village of
Easenhall, Havenville is a substantial five bedroom
home offering generous family accommodation, a
generous south east facing garden, and an
enviable village lifestyle.*



KEY FEATURES

Surrounded by open countryside, this is a home that combines the tranquillity and community spirit of village living with remarkably convenient access to Rugby, the motorway network, and the mainline railway.

The accommodation has been thoughtfully arranged for modern family life with a spacious kitchen breakfast area, open plan dining and living area, five bedrooms, two ensuite, a family bathroom, generous reception space, a large utility room, integral garage and excellent parking. Havenville offers the versatility required by a growing family, those working from home, or anyone simply wanting more space to enjoy.

Village Living at its Best

Easehall is a small and highly attractive Warwickshire village approximately three miles north west of Rugby and around a mile south of the M6. Its picturesque setting, historic character and surrounding countryside give it a wonderfully rural atmosphere yet its position is exceptionally practical for everyday life and commuting.

Havenville occupies a particularly pleasant position on Main Street. The surrounding countryside provides an abundance of opportunities for walking, running and cycling with country lanes and trails leading out from the village into the Warwickshire landscape.

The village has a strong community feel with a sociable village hall and The Golden Lion providing a welcoming local meeting place. For everyday essentials nearby, Brinklow offers shops and a post office while Stretton-under-Fosse is home to Malt Kiln Farm Shop offering a wonderful selection of fresh local produce.

This is a location where village life still feels genuinely connected to the countryside.

A Home Designed Around Family Life

The welcoming entrance hall provides access to the principal ground floor rooms and staircase to the first floor.

At the heart of the home is the kitchen and breakfast room fitted with a generous range of units and integrated appliances. The adjoining breakfast area creates a relaxed everyday setting with a large skylight window bringing additional natural light into the space.

French doors and windows overlook the south east facing rear garden making this a room that naturally connects the house with its outdoor surroundings.

The dining area provides a more formal space for entertaining and enjoys lovely views across the garden. French doors open directly outside making summer entertaining particularly appealing.

From here, steps lead down into the impressive 18' lounge where a feature fireplace, wooden mantel and log burner create a warm and inviting focal point. The arrangement of the two rooms gives the house a wonderful sense of flow while retaining defined spaces for dining and relaxing.

A large utility room, cloakroom and integral garage complete the ground floor.







SELLER INSIGHT



When we first chose this home, it was the generous, open living space that really attracted us. We wanted somewhere that would work well for our large adult family, with enough room to have everyone together comfortably and space for family and friends to stay for weekends. The quiet location and countryside walks on the doorstep were equally important to us, particularly as dog owners.

Over the years, the house has been a wonderful place for family life and entertaining. We have hosted summer parties with marquees in the garden and celebrated Christmas Day here every year, with family gathered together. The open living spaces have made the house particularly well suited to these occasions, while having two en-suite bedrooms and a family bathroom has been invaluable when we have had family and friends staying.

One of my favourite features is the rear garden, which is not overlooked. There are two patio areas, with both sunny and shady spots to enjoy at different times of the day. The patio doors from both the dining room and breakfast room open directly onto the garden, which makes it particularly easy to enjoy the outside space and is lovely when entertaining in the warmer months.

The breakfast room is one of my favourite places to sit, as it is light and airy and has a lovely view over the garden. The garden itself is also a haven for wildlife, and over the years we have enjoyed watching woodpeckers, pheasants, squirrels, hedgehogs and a wide variety of garden birds.

The lounge log burner is another feature we have particularly enjoyed, especially during the colder months – as well as creating a cosy atmosphere, it certainly helps to warm the room without heating the whole house.

The large utility room has also been a particularly useful feature. The secondary front door opens into the utility room, which meant that muddy dogs could come straight in from outside and have their paws cleaned without trekking through the rest of the house.

We have made a number of practical improvements, including replacing the original heating arrangement with a new boiler and hot water system, installing a range cooker and updating one of the en-suite bathrooms with a new shower and enclosure.

The village has been another special part of living here. There is a sense of community, with residents taking pride in looking after the village. There are two small village greens which are cared for by local residents, who also maintain the planting, litter pick and help look after the village hall. The village holds social gatherings, an annual horticultural show and village fete, and residents come together to share a meal or celebrate special occasions too.

The community spirit was particularly evident during Covid, when village volunteers organised help with shopping and other essentials for people who were unable to get out or were self-isolating. Neighbours are friendly and supportive.

There is also plenty to enjoy in the surrounding area. Coombe Abbey is close by and is a lovely place to visit, with beautiful grounds and walks, a play area, Go Ape, and they also hold events throughout the year, including the Christmas light show and open air cinema in the summer. A few minutes drive away is a lovely farm shop with a pick-your-own area, fresh and frozen foods, deli and meat counters, café and outdoor play area, making it useful for everyday shopping as well as a great destination for coffee or lunch.

The village is part of the wider Revel group of villages, with a GP surgery in one of the neighbouring villages and schools nearby. The good road and rail links are another real advantage, making it convenient for both everyday life and travelling further afield which is what also drew us to this area.

For us, this has been a home that has given us the space to bring family and friends together, enjoy the countryside and make many happy memories.

* 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.







Five Bedrooms & Flexible Family Accommodation

Upstairs the generous landing leads to five well-presented bedrooms providing excellent flexibility for family life, guests or home working.

The principal bedroom benefits from fitted wardrobes and a modern ensuite shower room while Bedroom Two also enjoys its own ensuite making Havenville particularly well suited to families with older children or regular guests.

Three further bedrooms provide plenty of choice with the accommodation completed by a stylish family bathroom and useful storage cupboard.

The bedroom arrangement offers the flexibility that is increasingly sought after today, space for children, guests, hobbies or a dedicated home office without compromising the principal living accommodation.













A South East Facing Garden Made for Summer

One of Havenville's real attractions is the beautifully established south east facing rear garden.

Private and sunny, the garden has been thoughtfully landscaped with a paved terrace leading up to a generous lawn, substantial flower beds and well stocked borders filled with established shrubs and flowers.

A further raised seating area creates another place from which to enjoy the garden while a timber framed shed provides useful storage.

With French doors opening from both the breakfast area and dining area the garden becomes a natural extension of the living accommodation during the warmer months, ideal for morning coffee, family lunches, entertaining or simply enjoying the peace of this lovely village setting.

To the front, a block paved driveway provides ample off road parking for several vehicles complemented by a lawn and established planting. The integral garage measures approximately 20'7" x 9'1".





LOCATION

LOCATION, CONNECTIONS & COMMUTING

One of Havenville's greatest strengths is its combination of rural village living and excellent connectivity.

By Rail

Rugby railway station is approximately 3.7 miles away and provides fast direct services to London Euston with journeys taking around 50 minutes as well as Birmingham and other major destinations.

For those commuting to London this makes it possible to enjoy a genuinely rural home while retaining a highly practical daily journey into the capital.

By Road

Easehall is particularly well placed for the regional road network with the M6 approximately one mile away and convenient access towards the A5, M1 and A14. The A5 provides further connectivity across the Midlands while Rugby's position makes Birmingham, Coventry, Leicester and Northampton readily accessible.

Rugby & Beyond

Rugby town centre is only a short drive away providing an extensive range of shops, supermarkets, restaurants, cafés, leisure facilities and professional services.

For days out the surrounding Warwickshire countryside offers an abundance of walks, villages and country pubs while the wider road network opens up the Cotswolds, Stratford-upon-Avon and many of the Midlands' attractions.

EDUCATION

The area surrounding Easehall provides access to a broad choice of schooling from village primary schools through to Rugby's highly regarded secondary, grammar and independent schools.

Nearby options include Harborough Magna C of E First School, Brinklow C of E First School and The Revel C of E Primary School while Rugby provides further primary and secondary choices.

Rugby is particularly renowned for its educational provision including Rugby School one of the country's best-known independent schools alongside Rugby High School, Lawrence Sheriff School and Bilton Grange.

There is also a local school bus service operating through Easehall towards Rugby schools including Avon Valley, Lawrence Sheriff, Rugby Free Secondary School and Rugby High School.

THE LIFESTYLE

Havenville offers something increasingly difficult to find, the feeling of a genuine village home without sacrificing convenience.

There is the cricket pavilion opposite, country walks leading from the village, a welcoming local pub, neighbouring villages to explore and the beautiful Warwickshire countryside surrounding you.

Yet within minutes you can be in Rugby on the M6 or travelling from Rugby railway station towards London.

Whether you're looking for a spacious family home, a peaceful base for commuting, somewhere to entertain friends and family or simply a place where the garden and countryside become part of everyday life Havenville offers a wonderfully balanced lifestyle in one of the attractive villages surrounding Rugby.



INFORMATION



Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – E

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile.

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains 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 – Single garage and driveway parking for 4+ cars.

Special Notes – The property is located within a designated conservation area, is split over multiple titles and is subject to restrictive covenants, rights, and easements. There is a chancel repair liability on the property. An insurance policy is already in place and will be transferred to the purchasers on completion of the sale. Please contact the agent for more information.

Total Internal Floor Area – 1,849 sq. ft.

Directions – Postcode: CV23 0JA

Viewing Arrangements

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

Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>.

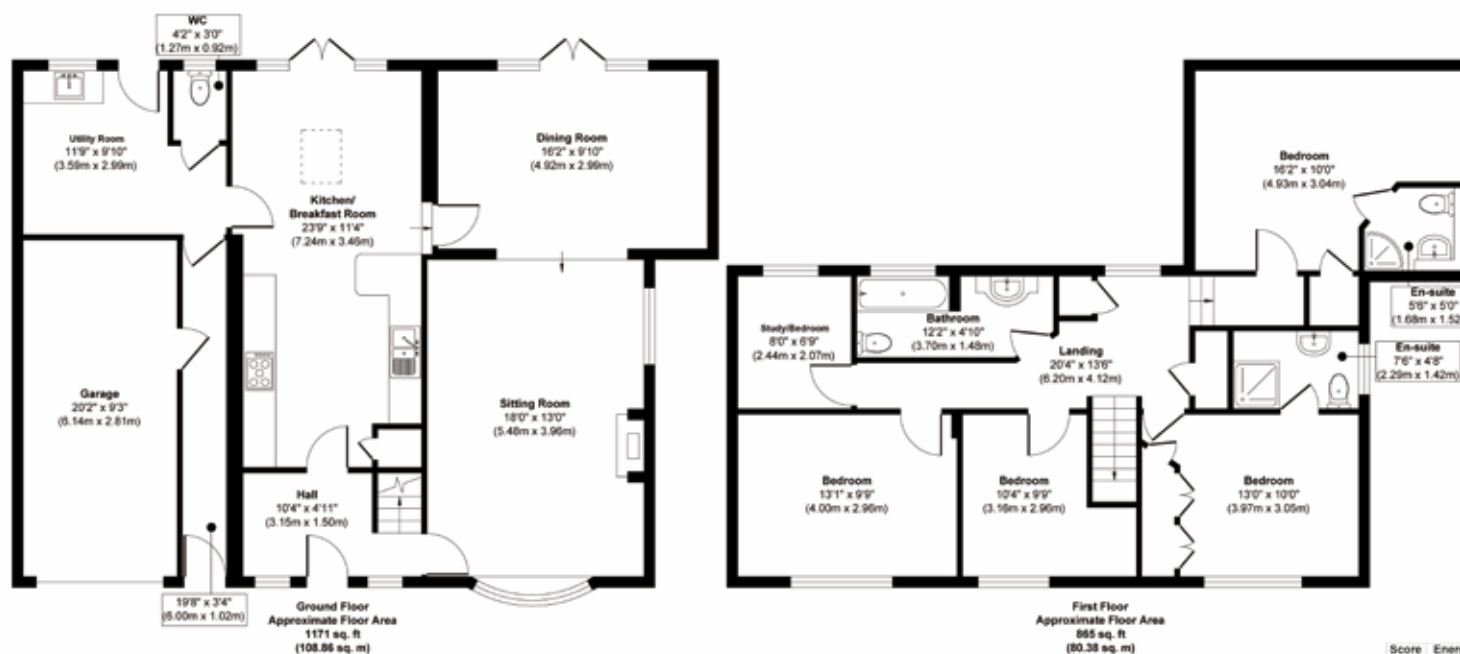
Havenville Main Street Easenhall, Rugby CV23 0JA

Approximate Gross Internal Area

Main House = 1849 SQ FT / 172 SQ M

Garage = 187 SQ FT / 17 SQ M

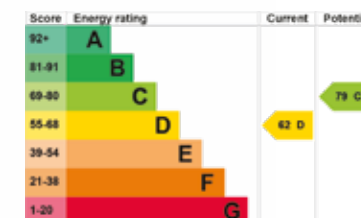
Total = 2036 SQ FT / 189 SQ M



Property
Redress



Illustration for identification purposes only, measurements are approximate, not to scale.



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



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

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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