



4 Church Road, Grandborough, Rugby, Warwickshire, CV23 8DH

HOWKINS &
HARRISON

4 Church Road,
Grandborough, Rugby,
Warwickshire, CV23 8DH

Guide Price: £315,000

A beautifully presented two-bedroom character cottage, sympathetically updated to a high standard by the current owners, enjoying an attractive established cottage garden and situated in the highly sought-after village of Grandborough.

Features

- Sought after village location
- Character cottage
- Original features
- Beautifully presented throughout
- Wood burning stove
- Tastefully decorated throughout
- Two bedrooms
- Re-fitted bathroom
- Stunning cottage garden
- Wonderful views of the church



Location

Grandborough is a popular village six miles south of Rugby. The village enjoys a thriving community spirit with plenty of local events centred around the church, the village hall and the popular public house. Day-to-day shopping can be found in the villages of Dunchurch or Braunston, both around a five-minute drive away by car and a wider range of shopping can be found in Rugby, Daventry and Leamington Spa. Draycote Country Park is only a couple of miles away and here one can pursue sailing, canoeing or trout fishing. Grandborough also provides good access to the A45, A5, M1, M40 and M6. As well as the excellent road network surrounding the village, there is a frequent train service to London Euston from Rugby which takes just under 50 minutes. There is a wide range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Rugby High, Princethorpe College and the world-renowned Rugby School. There are both junior and middle schools in Dunchurch, and primary schooling in both Leamington Hastings and Napton on the Hill.



Ground Floor

This delightful period home seamlessly blends charming original features with tasteful contemporary styling, creating a warm and inviting living environment. The accommodation begins with a charming sitting room featuring an original multi-paned window to the front elevation, a striking brick-built fireplace with inset log-burning stove and quarry-tiled hearth provide a welcoming focal point, complemented by bespoke fitted shelving and storage with side of the chimney breast which extends underneath the front window. The adjoining dining room has been beautifully styled with rich colour-drenched décor and offers additional shelving and a useful inset log store, creating a cosy and characterful entertaining space. A brace and latch door provides access to the staircase to the first floor and further doors lead to the kitchen and shower room. The well-appointed kitchen is fitted with a range of wall and base units with complementing work surfaces over, with space for a freestanding cooker, fridge/freezer, dishwasher and washing machine. There is original Quarry-tiled flooring and a stable door providing views over and access to the delightful cottage garden, further enhancing the cottages charm. Completing the ground floor is a stylishly refitted bathroom, reconfigured to optimise the space, featuring metro-style tiling, a wash hand bowl with brushed gold fixtures and fittings set on a period-style wash stand, WC and attractive chequerboard flooring. The result is a beautifully appointed, modern space that combines practicality with sophisticated contemporary styling.



First Floor

To the first floor are two beautifully presented bedrooms. The principal bedroom enjoys stunning elevated views across to the church, creating a striking focal point and a touch of tranquillity to your living experience. This room also boasts a decorative Victorian-style fireplace (not in use), fitted shelving, wall panelling and a bespoke fitted desk. The second bedroom has been thoughtfully designed with bespoke fitted furniture to include wardrobes and shelving, complemented by elegant colour drenched décor throughout. The second bedroom has been thoughtfully designed with bespoke fitted furniture to include wardrobes and shelving, complemented by elegant colour drenched décor throughout.

Outside

Externally, the property is approached via wrought iron fencing and gate, opening onto a low-maintenance front garden adorned with decorative white chippings and a climbing rose. The enchanting rear garden is a particular feature, thoughtfully planted with an abundance of established flowers, shrubs and specimen plants, including a vibrant Ceanothus. A paved patio provides the perfect setting for al fresco dining, while a winding pathway leads through the garden past a useful brick-built outbuilding.

This charming cottage offers an exceptional opportunity to acquire a beautifully maintained period home in one of the area's most desirable villages.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

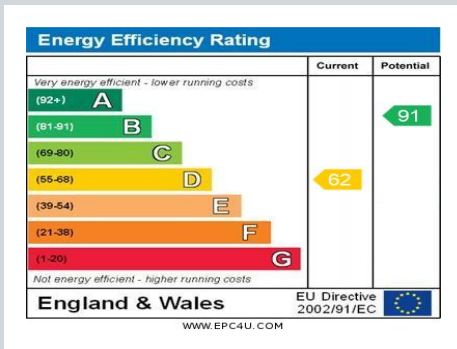
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

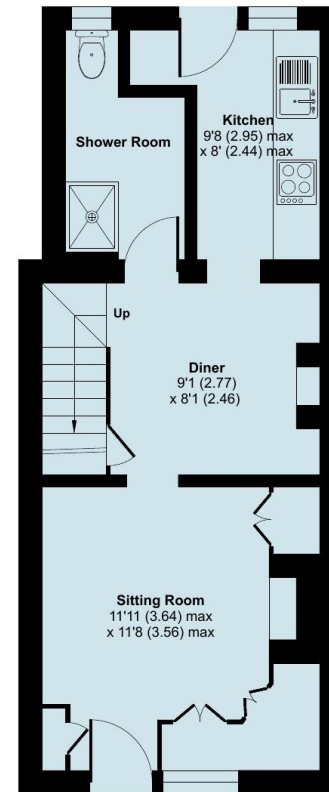
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



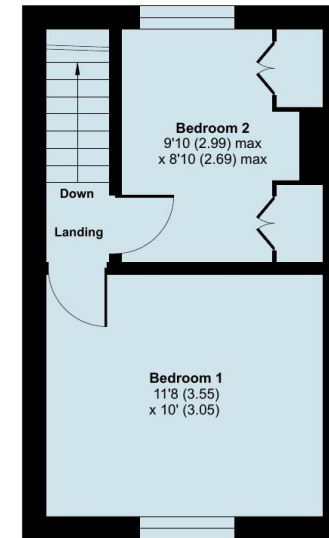
Church Road, Grandborough, Rugby, CV23

Approximate Area = 593 sq ft / 55 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1463162

Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.