



Connells

The Cottage Leamington Road
Princethorpe Rugby

The Cottage Leamington Road Princethorpe Rugby CV23 9PU

for sale offers over
£450,000



Property Description

A rare opportunity to acquire this spacious and charming home in Princethorpe, Rugby. The Cottage is situated on a large plot set back from the road, surrounded by beautiful countryside views. In brief this unique home comprises of; entrance, kitchen, lounge/dining room, conservatory, sun room, sitting room, three bedrooms & three bathrooms. Externally, there is a south facing garden, garage plus driveway to the rear for ample vehicles.

Princethorpe is a quiet rural village offering a peaceful countryside setting. The surrounding area is well suited to outdoor life, including access to scenic Warwickshire lanes, woodlands and open farmland for walking and cycling.

The well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

Entrance

Enter the property through the rear porch and bootroom, leading to the kitchen.

Kitchen/Breakfast Room

15' 1" x 12' 9" (4.60m x 3.89m)

Fitted kitchen with a range of wall and base mounted units with accompanying work surfaces, 1 and a half bowl stainless steel sink/drainer, integrated electric oven with gas hob and over head cooker hood. There is also space for a dishwasher, washing machine and fridge/freezer. Wooden beams, window to the front.

Lounge/Dining Room

17' 9" x 11' 6" (5.41m x 3.51m)

A versatile family living space with double glazed French doors leading to the conservatory, feature gas fireplace with a stunning surround and wooden mantelpiece,

Conservatory

10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed conservatory accessed from the lounge/dining room, overlooking the garden.

Lobby

Leading from the porch to the second half of the house;

Sun Room

13' 9" x 9' 9" (4.19m x 2.97m)

Light and airy additional reception room, currently an office, comprising bifold doors leading to the garden.

Downstairs Bathroom

Comprising of a double glazed window to the front, bath with mixer taps, WC, large vanity wash hand basin, and towel rail.

Sitting Room

16' 4" x 12' 8" (4.98m x 3.86m)

Spacious family room with beams and wood burning stove, set within a french brick arch fireplace. A bay window looks out over the garden and fields. TV point, stairs leading to Master Bedroom.

Master Bedroom

17' 6" x 12' 9" (5.33m x 3.89m)

Spacious master bedroom with unique arched window framing the view over the fields and open countryside. There is a door leading out onto the firstfloor sun terrace with views over the surrounding countryside.

En Suite One

Fully tiled ensuite with two double glazed window to the side, walk in electric shower, WC, wash hand basin, extractor fan and heated towel rail.

Hallway

A convenient space currently used as an additional utility space. This houses the combi boiler, additional freezer and tumble drier.

Bedroom Two

15' 1" x 12' 9" (4.60m x 3.89m)

Large double bedroom with views over the garden and countryside., built in wardrobes.

En Suite Two

Shower, WC and vanity wash basin.

Bedroom Three

11' 8" x 9' 7" (3.56m x 2.92m)

Double bedroom with two built in wardrobes, with views over the garden and countryside.

Garden

The Cottage has a picturesque, south facing garden. Accessed from the sunroom, boot room and conservatory, the garden paths lead to the driveway and wood store and garage areas. The garden is mainly laid to lawn with mature borders blooming with roses, futias, ornamental acers and a small wildlife pond. The garden also includes a summerhouse with a veranda. The sun terrace on the first floor provides an additional outdoor space with views over the surrounding fields,

Yard & Garage

The garage is accessed from the drive through the yard which has ample storage for wood and other garden machinery.

Additional Features

The Cottage benefits from double glazing fitted in 2025, gas central heating and new combi boiler.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01788 579880
E Rugby@connells.co.uk

25 Regent Street
 RUGBY CV21 2PE

EPC Rating: E Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107772



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: RBY107772 - 0007