



EDWARD KNIGHT
ESTATE AGENTS

5 BROOKLIME DRIVE, BOUGHTON VALE, RUGBY, CV23 0SF

£425,000





PROPERTY SUMMARY

Edward Knight are delighted to offer for sale this impressive and deceptively spacious five-bedroom detached family home, pleasantly positioned within a particularly attractive cul-de-sac location on the edge of beautiful open countryside. The property enjoys immediate access to the Great Central Railway nature reserve, making it an ideal setting for families, walkers and dog owners alike, while still remaining conveniently close to local amenities and transport links.

This attractive extended home offers well-balanced and versatile accommodation throughout. Upon entering, you are welcomed by a bright and inviting entrance hall, which sets the tone for the space and quality on offer. The ground floor further benefits from a guest WC, two generous reception rooms ideal for both formal entertaining and family living, and a large open-plan kitchen and dining room that forms the heart of the home. This fantastic space is perfect for modern family life and social gatherings and is complemented by an adjoining utility room, providing excellent practicality.



To the first floor, the property boasts five well-proportioned bedrooms, offering flexibility for growing families, home working or guest accommodation. One of the bedrooms benefits from a dressing area and a private en-suite shower room, while the remaining rooms are served by a stylish refitted family bathroom, finished to a high standard.

Externally, the property continues to impress. To the front is a pretty landscaped garden with a block-paved driveway, lawned area, and mature trees and shrubs that enhance both privacy and kerb appeal. The rear garden is particularly generous for a property of this type, offering an excellent outdoor space for families and entertaining. It features a modern patio area ideal for al fresco dining, a further seating area to the rear of the garden, and a timber-framed shed, all enclosed within a private and well-maintained setting.

This is a fantastic opportunity to acquire a substantial family home in a highly desirable location combining countryside walks with everyday convenience.

Viewings are strictly by appointment through Edward Knight's Regent Street office.

LOCATION

Boughton Vale is a modern and well-regarded residential development, conveniently positioned to the north of Rugby town centre. The location is ideal for commuters, offering excellent access to major road networks including the M1, M6 and A5, along with a short journey to Rugby railway station, which provides a fast mainline service to London Euston in under 50 minutes.

Beyond its commuter appeal, the area also caters well for leisure and everyday convenience. Scenic walks can be enjoyed along the nearby Great Central Railway nature walk, while Elliotts Field Retail Park offers a range of popular stores



including Marks & Spencer, Nike and Nando's. Rugby town centre, located approximately three miles away, boasts a diverse mix of high-street and independent shops, together with an excellent selection of restaurants, bars and coffee shops.







GROUND FLOOR

ENTRANCE HALL

14' 7" x 3' 6" (4.44m x 1.07m)

GUEST WC

3' 1" x 6' 3" (0.94m x 1.91m)

LIVING ROOM

15' 7" x 11' 4" (4.75m x 3.45m)

SITTING ROOM

13' 5" x 8' 6" (4.09m x 2.59m)

KITCHEN DINING ROOM

19' 5" x 17' 7" (5.92m x 5.36m)

UTILITY ROOM

8' 8" x 8' 4" (2.64m x 2.54m)



FIRST FLOOR LANDING

8' 8" x 9' 2" (2.64m x 2.79m)

MASTER BEDROOM

12' 10" x 9' 1" (3.91m x 2.77m)

BEDROOM TWO

13' 5" x 7' 6" (4.09m x 2.29m)

DRESSING ROOM

8' 3" x 5' 6" (2.51m x 1.68m)

EN SUITE SHOWER ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

BEDROOM THREE

11' 10" x 8' 10" (3.61m x 2.69m)

BEDROOM FOUR

8' 9" x 9' 1" (2.67m x 2.77m)

BEDROOM FIVE

9' 8" x 5' 6" (2.95m x 1.68m)

FAMILY BATHROOM

9' 9" x 5' 6" (2.97m x 1.68m)

OUTSIDE

GARAGE

16' 5" x 7' 10" (5m x 2.39m)

Ground Floor

Approx. 78.7 sq. metres (846.8 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 145.9 sq. metres (1570.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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