



40 Berrybanks
Rugby | Warwickshire | CV22 7JJ

STEP INSIDE

40 Berrybanks

Spacious five-bedroom, three-storey family home featuring a superb open-plan kitchen/family room, separate sitting room, three bathrooms, and double garage. Excellent schools and transport links nearby.

Introduction

Positioned within the sought-after Berrybanks development, on the edge of Cawston and Bilton, this impressive five-bedroom home offers spacious, modern living arranged over three well-planned floors - ideal for growing families looking for both space and convenience. Built in 2007, the property has been owned by the current owners since new, reflecting a home that has been well cared for throughout.

Ground Floor

The heart of the home is the superb open-plan kitchen/breakfast/family room. Designed with everyday life in mind, it's a bright, sociable space with sleek contemporary units, a central island and ample room for dining and relaxing. Sliding doors open straight onto the garden, creating a seamless link between inside and out - perfect for entertaining or simply enjoying warmer days.

A separate sitting room offers a more private space to unwind, while a cloakroom completes the ground floor.

First Floor

The upper floors offer excellent flexibility. The first floor features the principal bedroom with en-suite, alongside two further bedrooms, one of which also benefits from an en-suite shower room. The second floor provides two additional bedrooms and a further shower room - ideal for older children, guests or home working.





SELLER INSIGHT

“ When we first came across the house, it was the sense of space and the setting that immediately stood out. We were relocating at the time, looking for somewhere we could truly grow into as a family, with enough room for the children, the dog and everyday life to unfold comfortably, and this just felt right from the outset. Tucked away within a quiet cul-de-sac on a small development, it offers a real sense of privacy, yet remains incredibly well connected, which has always been important to us.

Over the years, it's the way the house works day to day that we've come to appreciate most. Every room feels generous, and as the children have grown, the layout has naturally adapted with us. The top floor has been especially valuable, giving everyone their own space when needed, while the ground floor has always brought us together.

The kitchen, in particular, has become the heart of the home. When we opened it up in 2018, it completely transformed how we lived here. It's now a wonderfully light, sociable space, perfect for everything from a quiet morning coffee to relaxed evenings watching the garden come to life. It's also where we've hosted so many memorable occasions, from family gatherings and Christmas celebrations to milestone birthdays. The connection between the kitchen, living space and garden makes it somewhere you naturally gravitate towards.

The garden itself has been just as important. South-west facing and wonderfully private, it enjoys the sun throughout the day and has been a fantastic space for both relaxing and entertaining. It's also quite special to us personally, as the patio, pathways and decking were all built by a family member, which has always added a meaningful touch.

One of the things we've always loved is the position of the house within the development. There are only a handful of homes like this, and being set within a small cul-de-sac gives it a quieter, more tucked-away feel. It's peaceful, safe and has always felt like a place where you can truly unwind.

The location has also played a big part in making this such an easy home to live in. There's a great balance between convenience and green space, with Bilton Village close by, a welcoming pub just a short walk away, and plenty of countryside walks on the doorstep. The old railway line has been a firm favourite for us, especially with the dog. Rugby itself provides excellent connections, whether by road, rail or air, which has worked perfectly for both family life and work commitments.

Looking back, this home has supported us through so many stages of life. We moved here when our children were young, and they've grown up here, it's been the backdrop to countless everyday moments as well as some very special occasions. It's a house that has evolved with us, offering flexibility, comfort and a real sense of home.

While we feel ready for our next chapter, it's a home we will truly miss. It has given us so much over the years, and we hope the next owners will enjoy it just as much, making it their own and creating memories of their own along the way.*

* 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.









STEP OUTSIDE

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Outside, the rear garden is designed for ease of maintenance, with a patio area for outdoor dining and space to enjoy the sunshine. A double garage and driveway provide ample parking and storage.

A modern, well-located family home offering space, practicality and a strong sense of community.

- Five-bedroom detached family home
- Spacious accommodation over three floors
- Open-plan kitchen/breakfast/family room
- Sliding doors opening onto the garden
- Separate sitting room
- Principal bedroom with en-suite
- Second bedroom with en-suite shower room
- Family bathroom plus additional shower room
- Double garage and driveway parking
- Freehold | EPC Rating C





LOCATION

Berrybanks is particularly popular with families, thanks to its proximity to well-regarded schooling in both Bilton and Cawston, as well as a range of local amenities including shops, parks and everyday conveniences. The area also offers easy access into Rugby town centre, with its wider selection of retail, dining and leisure options.

For commuters, Rugby railway station is within easy reach, offering direct services to London Euston in under an hour, while the surrounding road network provides convenient links to the M1, M6 and A45.





INFORMATION

40 Berrybanks

Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - C

Council Tax Band - F

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 - FTTP Ultrafast 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 for 2 cars.

Special Notes

Shared private driveway. The property is subject to rights, easements and restrictive covenants. Please contact the agent for more information.

Directions

Postcode CV22 7JJ

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714 515484 & Claire Funnell 07894 561313

Website

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

Opening Hours:

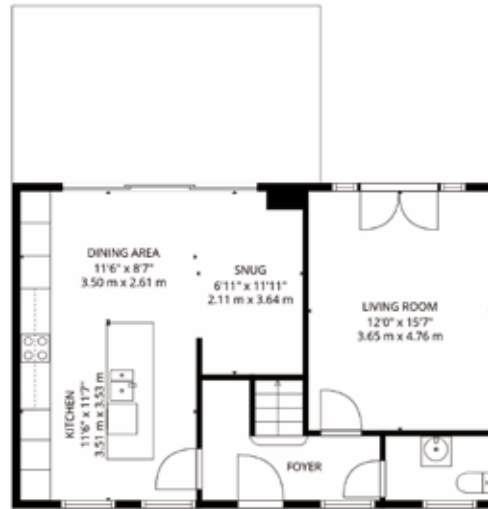
Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

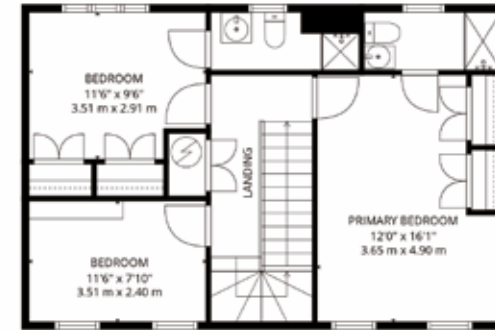
Sunday - By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		BS B
69-80	C	75 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



FIRST FLOOR



GARAGE



SECOND FLOOR

TOTAL: 1661 sq. ft, 155 m²
GARAGE: 0 sq. ft, 0 m², GROUND FLOOR: 620 sq. ft, 58 m², FIRST FLOOR: 620 sq. ft, 58 m², SECOND FLOOR: 421 sq. ft, 39 m²
EXCLUDED AREAS: GARAGE: 292 sq. ft, 27 m², " ": 299 sq. ft, 28 m², WALLS: 194 sq. ft, 16 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



All measurements are approximate and quoted in metric with imperial equivalents 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 and 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. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 09929046 VAT No: 232999961. Head Office Address 5 Regent Street, Rugby, Warwickshire, CV21 2PE Printed 20.03.2026





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