



Home Close  
Broadwell | Rugby | Warwickshire | CV23 8HB

# HOME CLOSE

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# KEY FEATURES

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## Summary

Set amidst the gentle charm of one of Warwickshire's most desirable villages, Home Close is an elegant and beautifully proportioned detached bungalow offering an exceptional blend of space, privacy and timeless appeal. Surrounded by mature gardens and enjoying a peaceful position within Broadwell this delightful home presents a rare opportunity to embrace refined village living complete with generous parking, a substantial garage and the advantage of no onward chain.

## A Home Designed for Living and Entertaining

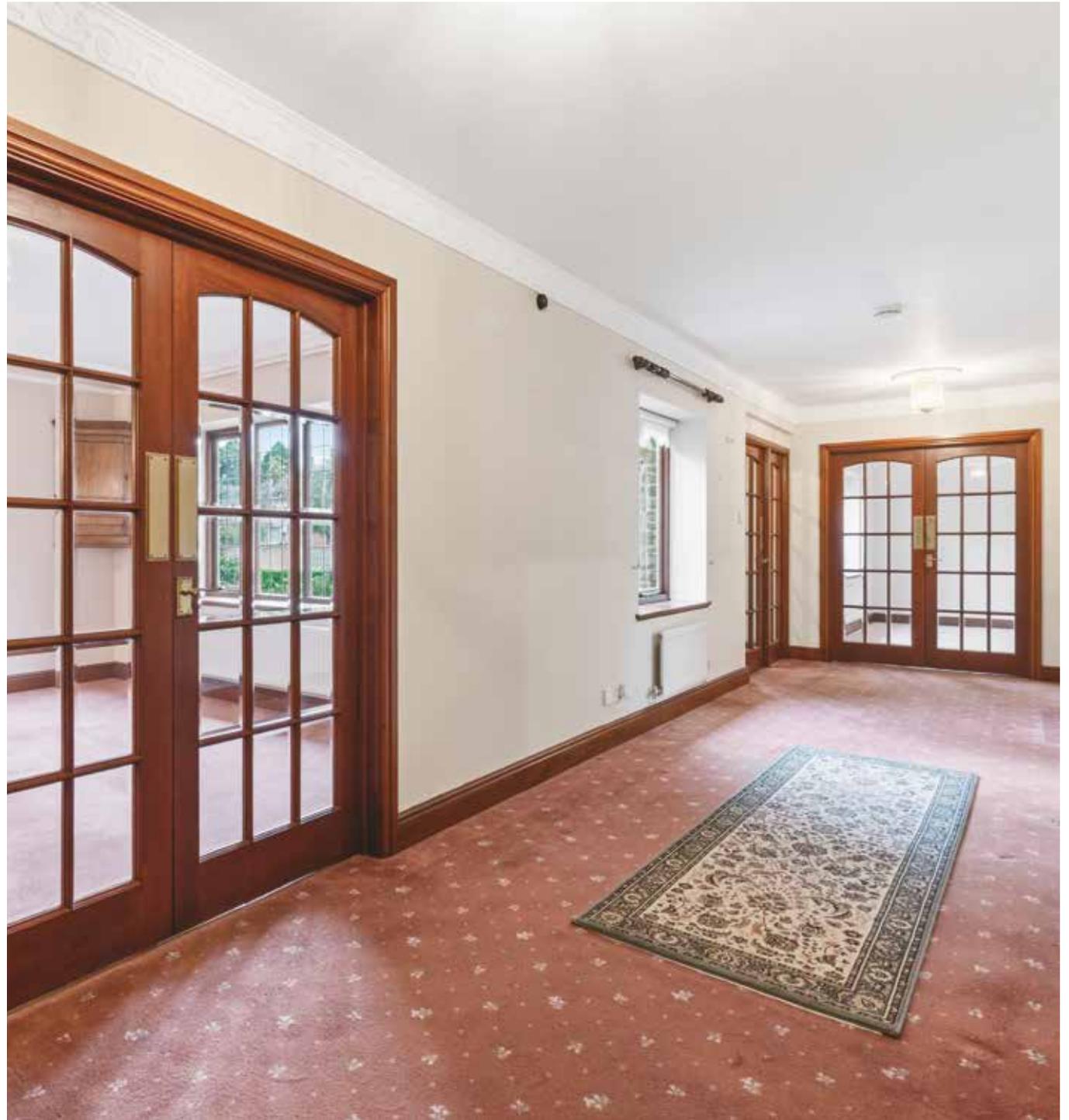
From the moment you arrive, Home Close conveys a welcoming sense of arrival. A useful entrance porch opens into a wide and inviting reception hall with a convenient cloakroom setting the tone for the generous accommodation that follows.

At the heart of the home lies a superb dual aspect sitting room bathed in natural light from leaded windows overlooking both the front and rear gardens. Rich in character this light and spacious room is perfect for family gatherings or a quiet night sat in front of the handsome marble fireplace creating a warm and elegant focal point. Double doors connect seamlessly to the garden room a peaceful retreat offering panoramic views of the garden and direct access to the terrace ideal for relaxing or entertaining throughout the seasons.

The kitchen/breakfast room is thoughtfully designed for both everyday living and hosting. Fitted with an extensive range of cabinetry and quality integrated appliances including a range-style cooker it offers both practicality and style. A separate utility room provides further storage and has a traditional Belfast sink and space for additional appliances. A separate door provides convenient access to the garden.

A separate dining room offers flexibility as an additional reception space or fourth bedroom, while a further room currently arranged as a study provides an ideal home office or guest bedroom.

The principal bedroom suite enjoys a peaceful garden outlook and benefits from fitted wardrobes and a beautifully appointed wet room. A second generous double bedroom sits alongside the well-equipped family bathroom ensuring comfort and convenience for family and guests alike.







Please note that this property has been computer generated and virtually staged. do not assume that any furniture or fittings are included in the sale and that this photo does not currently represent the current state of the property.







# SELLER INSIGHT

“ *Broadwell is something of a well-kept secret. Many residents say that after a busy day, the moment they turn off the A426 and drive down the hill into the village, they let out a sigh of relief as the stresses of the day simply melt away.*

*It is a wonderfully quiet and peaceful village, you really only pass through Broadwell if you are coming here, as the road doesn't lead anywhere beyond it. Perhaps that is part of what makes it feel so special.*

*There is also a very caring and supportive community here. While new residents can enjoy as quiet and private a life as they wish, there is a genuine ethos of people looking out for one another and making everyone feel included. Various community events offer the opportunity to meet neighbours and join in, but always without any sense of pressure.*

*For those who want it, the bustle of everyday life is never far away and is easily accessible, yet Broadwell itself feels like a retreat, a true haven at the end of the day.*

*Broadwell works in conjunction with the wider parish of Leamington Hastings, where there is an excellent small infant school, parish hall and church, and the village remains a quiet rural location in close proximity to Stockton, Southam and Dunchurch.*

*Home Close was built by our parents around 30 years ago and was named because it sits close to their original home in the village. In fact, people rarely leave once they come to live in Broadwell, which is why properties coming to the market here are so uncommon.*

*Our parents built Home Close when they retired, on a plot that had originally been an allotment. They designed it to their own specifications, making it large enough for the whole family to continue gathering together there. Mum lived in Broadwell for almost 93 years and Dad for 88 years, so the village meant a great deal to them.*





When the whole family came together, the dining room table could be extended out into the hall, something the design of the doors allowed for.

The lounge is generously sized, and the sun lounge overlooking the garden, adjoining both the kitchen and the lounge, creates a comfortable and sociable way of living. The kitchen was always big enough for a table, where much of family life happened, and the separate utility room and plentiful storage have always been beneficial.

Over time the house was adapted to suit our parents' needs, and the ensuite bathroom was converted into a wet room. There is also flexibility within the layout should someone wish to reconfigure spaces for a more modern approach, perhaps incorporating the utility room and part of the hall into the kitchen, or using the third bedroom as a work-from-home office.

The garden and patio are private, not overlooked and easy to maintain. There are also several families with young children in the village, and the village green provides a wonderful open space for communal play.



Home Close was Mum and Dad's pride and joy, a much-loved home, and we would love whoever buys it to put their own stamp on it, become part of the community and make it a happy home."

\* 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.





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### **Gardens and Grounds**

Home Close is approached via a substantial block-paved driveway providing ample off-road parking and access to a large garage.

The gardens are a particular feature of the property thoughtfully landscaped and lovingly maintained. The front garden is laid mainly to lawn with mature planting and established trees creating an attractive setting.

To the rear the garden provides a private and tranquil sanctuary. Expanses of lawn are complemented by colourful borders, specimen trees including a striking black elder and mature walnut and a charming pergola draped in climbing roses. A paved terrace offers the perfect setting for outdoor dining and summer entertaining while a garden shed provides useful storage.

### **Lifestyle and Location**

Broadwell is a quintessential Warwickshire village surrounded by rolling countryside yet conveniently positioned between Rugby and Southam. With its attractive village green, historic church and welcoming community it offers an idyllic rural lifestyle.

Everyday amenities are within easy reach while the nearby towns of Rugby and Royal Leamington Spa provide an excellent choice of shopping, dining and leisure facilities. Rugby's mainline station offers direct services to London Euston in under 50 minutes, making this an ideal location for commuters seeking countryside tranquillity without compromise.

The area is also renowned for its excellent schooling, including highly regarded state and independent options such as:

Crescent, Bilton Grange, Rugby School, Lawrence Sheriff, Rugby High, Arnold Lodge, Kingsley School and Southam College.





### Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

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 – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Large garage and driveway parking for 3+ cars.

Special Notes – The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Directions: Postcode CV23 8HB

### Viewing Arrangements

Strictly via the vendors sole agents

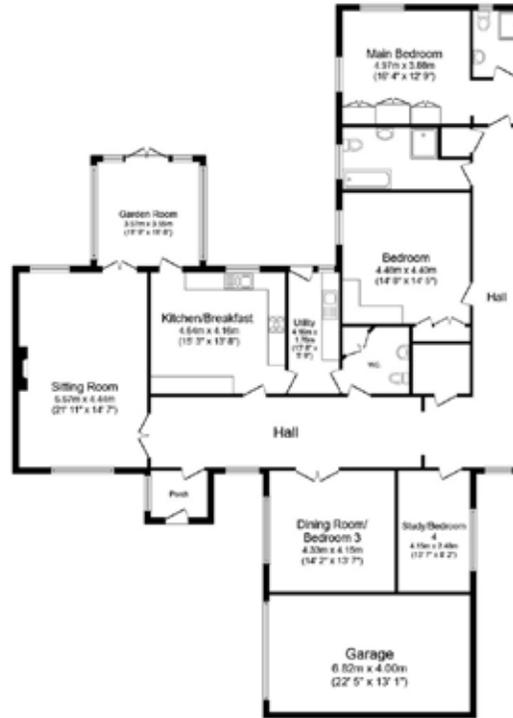
Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

### Website

For more information visit [www.fineandcountry.co.uk/rugby-estate-agents](http://www.fineandcountry.co.uk/rugby-estate-agents)

# Home Close, Broadwell, Rugby, CV23 8HB

Approximate Gross Internal Area  
 Main House = 190 sq.m. (2,044 sq.ft)  
 Garage = 27.3 sq.m (294 sq.ft)  
 Total = 217.3 sq.m (2,338 sq.ft)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	44 D	68 D
39-54	E		
21-38	F		
1-20	G		



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 03.03.2026





# 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 AND NICOLA PARTNER AGENTS

Fine & Country Rugby  
Liz: 07811 121363 | Nicola: 07976 453573  
email: [lizandnicola@fineandcountry.com](mailto: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.

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FOUNDATION

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Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

Fine & Country Rugby  
5 Regent Street, Rugby, Warwickshire CV21 2PE  
01788 820 062 | rugby@fineandcountry.com

