The Old School, Main Street, Grandborough, Rugby, Warwickshire, CV23 8DQ

HOWKINS & HARRISON

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Guide Price: £660,000

Located in the charming village of Grandborough, this impressive five-bedroom detached house is a remarkable conversion of a Victorian school house. Spanning an impressive 2,971 square feet, this property offers a wealth of versatile living space. The beautifully presented interior blends modern comforts with the character of the original building. The layout includes multiple multi-purpose rooms, allowing for a variety of uses, whether it be a home office, additional reception rooms, playroom, or guest accommodation. Further complemented from three well-appointed bathrooms for added convenience. The outdoor space features a delightful garden that is ideal for entertaining, with a covered area serving as an outdoor kitchen, creating a perfect setting for al fresco dining and social gatherings. Additionally, the property boasts an electrically operated double garage, providing ample storage and parking solutions. A rare opportunity to acquire a unique and characterful home in a picturesque village setting.

Features

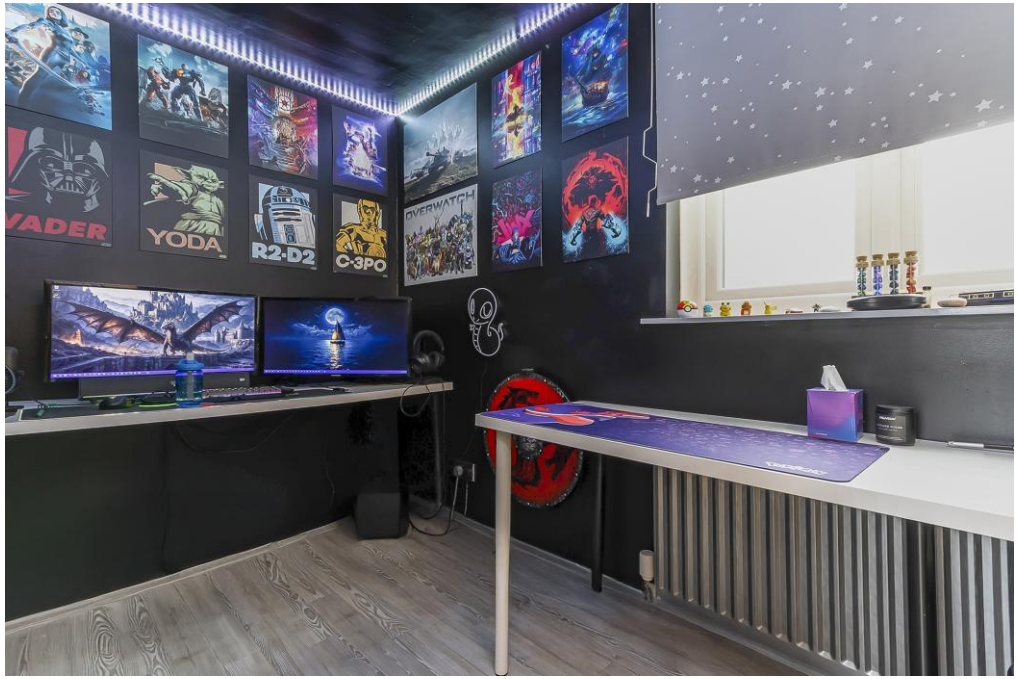
- Sought after village location
- Five bedrooms, three to the ground floor
- Principal bedroom with dressing area
- Three bathrooms, two to the ground floor
- Kitchen/breakfast room
- Utility room
- Home office
- Multiple multi-purpose rooms, allowing for a variety of uses
- Brace and latch doors
- Exposed beams
- Enclosed rear garden
- Outside entertaining space with covered area serving an outdoor kitchen
- Driveway parking
- Secured by wrought iron gates
- Electronically operated double garage

Ground Floor

A charming entrance porch with wooden flooring extends and leads through an archway into the welcoming hallway, setting the tone for this characterful home. The spacious living room enjoys views over the front aspect and features exposed ceiling beams, wooden flooring and an attractive brick-built fireplace with inset fire basket, creating a warm and inviting focal point. A brace and latch door opens to an office, also overlooking the front aspect, which provides an ideal space for home working. The impressive kitchen/breakfast room is beautifully fitted with a range of cream shaker-style wall and base units, complemented by wooden work surfaces and a seated breakfast bar. Character features include whitewashed ceiling beams and a striking roof lantern, flooding the room with natural light. Integrated appliances comprise a Bosch five-burner gas hob, combination microwave oven and grill, two Neff 'Slide & Hide' electric ovens and a dishwasher. A stable door leads out to the courtyard, while the adjoining utility room offers additional shaker-style cabinetry together with space and plumbing for a washing machine, tumble dryer and drinks fridge. Beyond the kitchen/breakfast room is a spacious inner hall featuring luxury herringbone wood-effect flooring and two staircases rising to the first floor, one with bespoke fitted storage cupboards beneath. The versatile ground floor accommodation continues with an additional reception room, currently used as a bedroom, featuring engineered wooden flooring and a coal-effect gas fire with timber beam above. An oak door leads to the boiler room with external access to the side of the property. A contemporary, fully tiled wet room shower room serves this part of the home, conveniently located opposite bedroom five. Bedroom four enjoys views over the rear garden and is adjacent to a further shower room fitted with a chrome and glass shower enclosure, pedestal wash hand basin, WC, illuminated mirror, contemporary radiator and useful corner storage cupboards. The dining room benefits from being dual aspect with two sets of French doors opening onto both the courtyard and rear garden, creating an ideal space for entertaining and family living.

First Floor

A staircase rising from the inner hall, adjacent to the dining room, leads to a spacious first-floor landing with feature window, currently utilised as a dressing area for the impressive principal bedroom. The principal suite enjoys an abundance of natural light from dual-aspect windows and features exposed ceiling beams together with fitted wardrobes and complementary drawers. The family bathroom is well appointed with a bath and shower over, separate chrome and glass shower enclosure, heated towel rail, WC and wash hand basin set within a stylish oak vanity unit extending across one wall. Bedrooms two and three are accessed from a secondary staircase, adding to the character and individuality of the home. Bedroom two is generously proportioned and currently arranged as both a library and gym area, offering excellent versatility. Bedroom three features exposed beams and benefits from a useful under-eaves storage area with hanging rail, ideal for clothing and additional storage.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OVERWATCH

Outside

Double wrought iron gates open onto an attractive block-paved driveway providing ample off-road parking for several vehicles and access to the electrically operated double garage. To the rear, the enclosed garden is predominantly laid to lawn and features a raised decked seating area with covered section, currently utilised as an outdoor kitchen and entertaining space. The are raised sleeper edged beds planted with a variety of established shrubs and flowers, including hostas and roses, creating a colourful and private setting. The garden is enclosed by a combination of close-board and contemporary slatted fencing, while a separate paved courtyard, positioned between the kitchen and dining room, provides an additional ideal space for al fresco dining and outdoor entertaining.

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.

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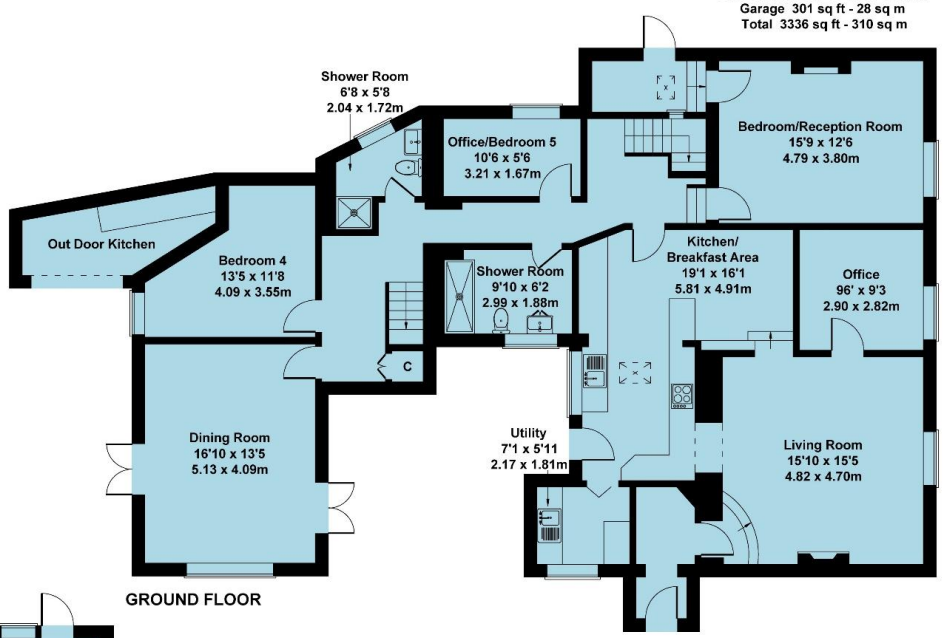
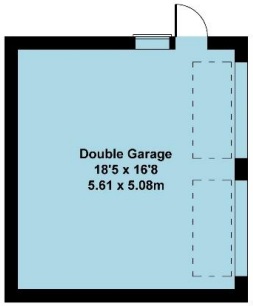
Approximate Gross Internal Area
Main House 2971 sq ft - 276 sq m
Outdoor Kitchen 64 sq ft - 6 sq m
Garage 301 sq ft - 28 sq m
Total 3336 sq ft - 310 sq m



GROUND FLOOR

FIRST FLOOR



Garage

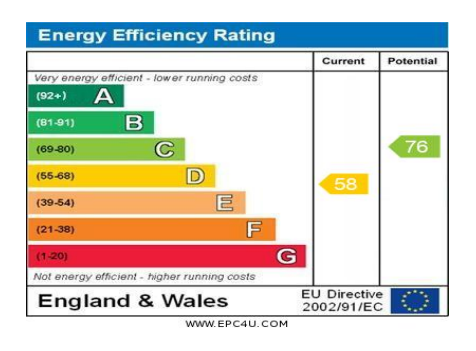
Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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 – G.



Howkins & Harrison
7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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