



6 Bow Fell, Rugby, Warwickshire, CV21 1JF

HOWKINS &  
HARRISON

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Rugby, Warwickshire,  
CV21 1JF

Guide Price: £367,500

A well presented, four bedroom extended family home offering versatile accommodation including a study, separate dining room, utility room, refitted kitchen and shower room. The property is situated on the popular residential development of Brownsover, close to local amenities including Elliot fields and Rugby Train Station.

#### Features

- Four bedroom extended detached house
- Three reception rooms
- Modern fitted kitchen
- Utility room and study
- Single garage with new garage door
- Private enclosed rear garden
- Ground floor WC
- Refitted shower room
- Block paved driveway
- Gas central heating and newly installed boiler
- UPVC double glazed



## Location

The property is located in Brownsover which is a popular residential and commercial area of Rugby, just one and a half miles north of the town centre. Local amenities include a convenience store, medical centre, hairdressers, and take away restaurant. Primary schooling is provided by Boughton Leigh Infants and Junior schools which share a campus, as well as Brownsover Community Infants School, all having an Ofsted rating of 'good'. Further state funded schooling can be found at nearby Rugby town, including boys and girls grammar schools, academies, and Warwickshire College, as well as a number of independent schools. Rugby also offers a wide selection of independent and high street shops, restaurants, and leisure facilities, including Elliott's Field and Junction One retail parks, which are within walking distance of the property. The Oxford Canal and the Swift Valley Nature Reserve can be found on the edge of the Brownsover estate and provide lovely waterside walks and picnic sites.



## Ground Floor

A composite front door invites you into a large and spacious entrance hall, fitted with tiled wood effect flooring. A useful study can be found to the front of the property with a large

window overlooking the driveway. The ground floor cloakroom has LVT flooring and is fitted with a modern white suite comprising of a WC and hand basin set into a vanity unit. The kitchen has a continuation of the tiled flooring from entrance hall and is fitted with a large range of modern high gloss units and built-in cooking appliances, to include an electric oven and hob with space for a dishwasher. The kitchen leads into the utility area where there is a further range of fitted cupboards, which gives access to the dining room and garage where there is space and plumbing for white goods. A large sitting room to the rear of the property boasts sliding patio doors opening out onto the rear garden.

## First Floor

Stairs rise to the first floor landing, with doors opening to the four bedrooms and the recently re-fitted, fully tiled family bathroom/shower room, fitted with a modern white suite comprising of a walk-in shower cubicle, WC and wash hand basin with a vanity unit, complemented by a combination of marble effect wall panelling and slate effect tiling. The master bedroom can be found to the front of the property, with three other bedrooms to the rear.

## Outside

The property offers a large block paved driveway providing parking for several cars, with access to the side for the rear garden. The rear garden has been divided into three terraces; the first terrace is a large patio with ample seating and a step down to the second terrace; mostly laid to lawn with railway sleepers and a step down to the third terrace which has been gravelled, with the addition of raised beds for vegetable planting and three garden/storage sheds.

## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

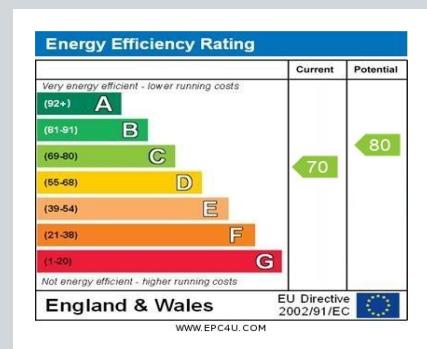
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – D.



## Howkins & Harrison

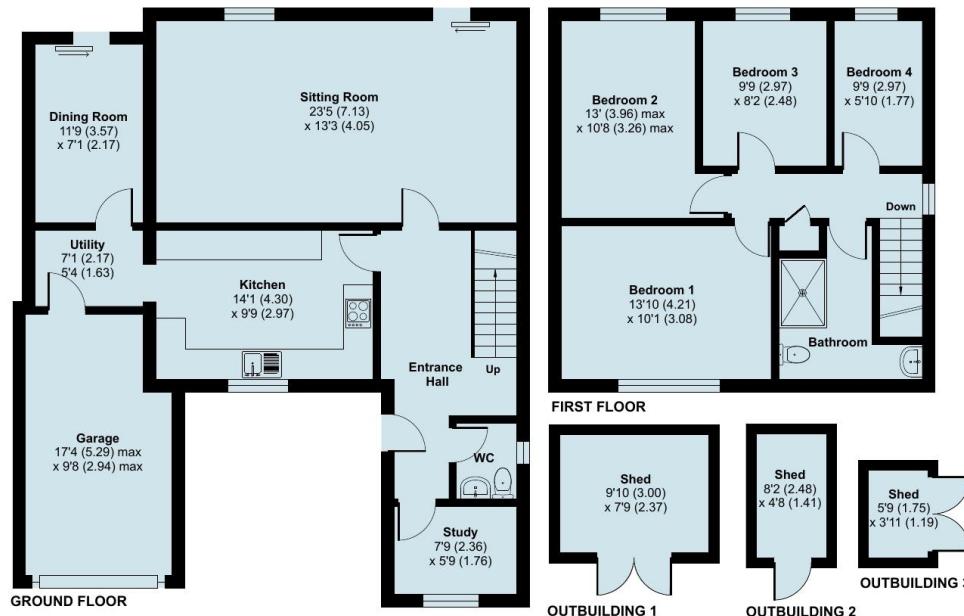
7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)  
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## Bow Fell, Rugby, CV21

Approximate Area = 1371 sq ft / 127.3 sq m  
Garage = 156 sq ft / 14.4 sq m  
Outbuilding = 137 sq ft / 12.7 sq m  
Total = 1664 sq ft / 154.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1319372

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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