



Talbot House
The Green | Broadwell | Rugby | Warwickshire | CV23 8HD

 FINE & COUNTRY

TALBOT HOUSE

A Timeless Village Home

Nestled on the edge of the picturesque village green in the unspoilt Warwickshire village of Broadwell, Talbot House is a beautifully preserved period home that perfectly balances historic charm with thoughtful modern living. Dating back to around 1830 and sympathetically updated by the current owners, this delightful detached residence enjoys an enviable setting surrounded by beautiful countryside offering peace, privacy and a wonderful sense of community.



KEY FEATURES

Behind its charming façade lies a home full of warmth and character. Sash windows, feature fireplaces and beautifully proportioned rooms blend effortlessly with practical modern additions creating an inviting family home designed for everyday living as well as entertaining.

From the moment you arrive the house feels wonderfully connected to its surroundings. The sitting room is bathed in natural light from both front and rear aspects framing views across the village green on one side and the glorious gardens on the other. French doors invite the outside in during the warmer months while the attractive fireplace with its log burner creates a cosy focal point during winter evenings.

At the heart of the home is the dual-aspect kitchen and breakfast room, a wonderfully sociable space where family and friends naturally gather. A traditional log burner set within the original chimney breast provides warmth and character making this as inviting in the colder months as it is light and airy throughout the summer. Overlooking both the front and rear gardens it is easy to imagine long breakfasts, relaxed family dinners and conversations continuing late into the evening.

The second reception room currently used as a home office/library offers welcome flexibility serving equally well as a family snug, playroom or formal dining, while practical spaces including a utility room and cloakroom ensure the home works effortlessly for modern family life.

Upstairs three generous double bedrooms enjoy peaceful views across the gardens and surrounding village. The principal bedroom benefits from its own ensuite shower room while the spacious landing provides a quiet reading corner where the changing seasons can be enjoyed through the rear-facing windows. A generous family bathroom services the other bedrooms.





























Gardens Designed to be Enjoyed

The gardens are undoubtedly one of Talbot House's greatest treasures.

Lovingly created and nurtured over many years by keen gardeners, they offer an enchanting series of outdoor spaces that unfold as you wander through them. Mature trees, colourful borders and established planting provide year-round interest, while winding paths lead past ornamental and wildlife ponds connected by a charming timber bridge.

Hidden seating areas invite moments of quiet reflection, morning coffee or evening drinks with family and friends, while the greenhouse tucked discreetly away at the top of the garden, completes this quintessential English garden setting. Entirely enclosed and wonderfully private it is a haven for both wildlife and keen gardeners alike.

To the front the property sits elegantly behind traditional iron railings with beautifully planted borders framing the approach. Off-road parking, a garage, and a range of traditional outbuildings further enhance the property's appeal.

The substantial garden outbuilding and other original brick outbuildings now require renovation, presenting an exciting opportunity for future owners. Whether restored for workshop space, hobbies, home working or reimagined for alternative uses they offer exceptional versatility subject to the necessary planning permissions and consents.





VILLAGE LIFE

Broadwell remains one of Warwickshire's hidden gems - a peaceful rural village centred around its attractive green surrounded by rolling countryside yet remarkably convenient for everyday life.

Residents enjoy an active village community, beautiful walks from the doorstep and easy access to nearby Draycote Water where sailing, cycling, walking and nature can all be enjoyed throughout the year.

Despite its idyllic rural setting Talbot House is perfectly positioned for commuters and families alike. Rugby is approximately eight miles away providing direct rail services to London Euston in under fifty minutes while Royal Leamington Spa and Southam offer an excellent choice of shopping, restaurants and leisure facilities. The area is particularly well regarded for its outstanding selection of state and independent schools including Bilton Grange, Lawrence Sheriff, Rugby High School, Southam College, Princethorpe College, Crescent and the world-renowned Rugby School. Birmingham Airport is 24 miles away and the M40 (J12) is 11 miles away. Junior schooling is found in nearby Leamington Hastings, Dunchurch and Southam.



INFORMATION



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 some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Driveway parking for 2 cars.

Total Internal Floor Area – 1,690 sq ft.

Directions – Postcode: CV23 8HD

Notes – Government flood risk data shows this property is at low risk of surface water flooding. There has been significant works done by the local authority to the local area with flood protection doors also fitted as a precaution following an event in 2007 with no issues since. Please contact the agent for further information.

Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976 453573.

Website

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

Approximate Gross Internal Area
Main house = 1690 SQ FT / 157 SQ M
Outbuilding = 456 SQ FT / 43 SQ M
Total = 2146 SQ FT / 200 SQ M

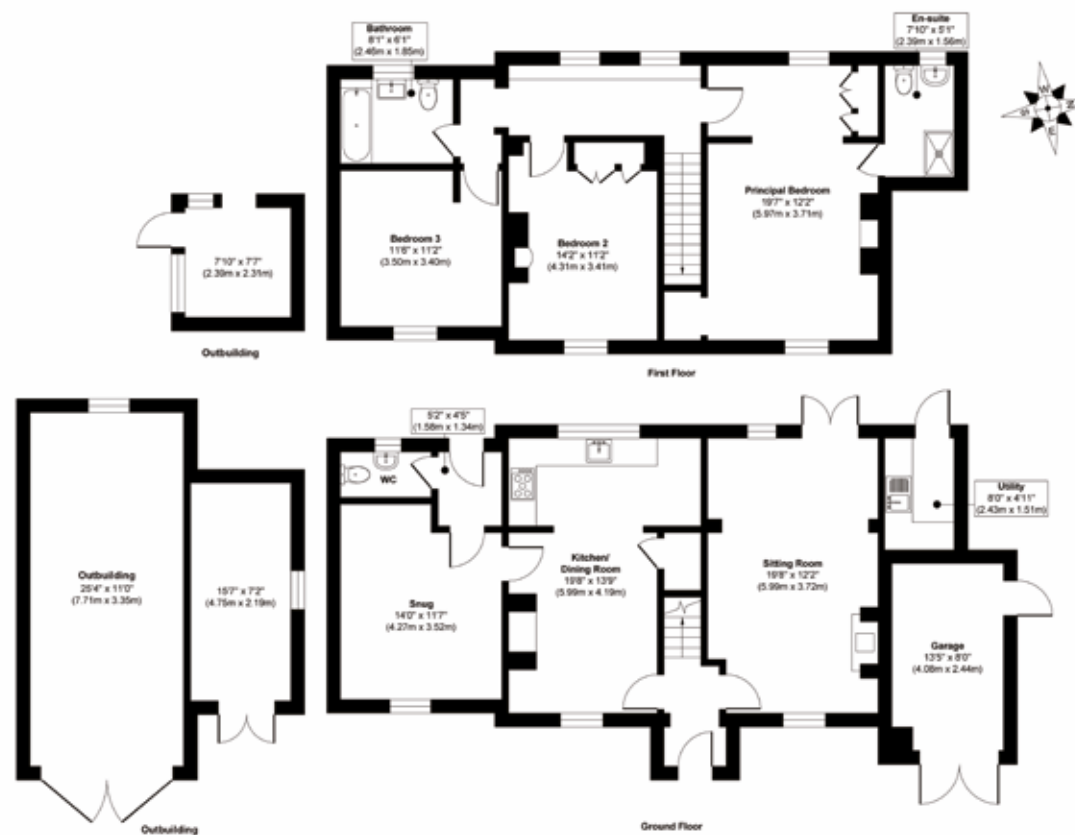
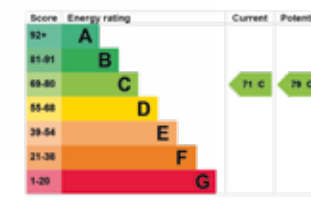


Illustration for identification purposes only, measurements are approximate, not to scale.



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





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 & NICOLA PARTNER AGENTS

Fine & Country Rugby
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email: 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.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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