



Mulberry Lodge, Leamington Hastings, Rugby, Warwickshire, CV23 8DY

HOWKINS &
HARRISON



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Offers in Excess of: £850,000

Approached via an elegant sweeping driveway, this impressive three/four-bedroom detached residence occupies a generous plot of just under half an acre, and is located in the highly desirable Warwickshire village of Leamington Hastings. Boasting delightful views across to the village church, this beautifully presented property with stunning interior has been thoughtfully updated and modernised by the current owners, including the installation of a stylish kitchen, creating a home that seamlessly combines modern living with timeless character. The exceptional landscaped gardens are a particular highlight, featuring an attractive walled garden, expansive lawns, and a variety of paved terraces and secluded courtyard seating areas, providing the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing while enjoying the peaceful surroundings. To the front, the generous driveway provides ample off-road parking for numerous vehicles and leads to a detached garage, completing this outstanding village home.

Features

- Desirable village location
- Beautifully presented throughout
- Generous 0.46 acre plot
- Three double bedrooms
- Newly fitted shaker style kitchen
- Parquet flooring
- Three reception rooms
- Stunning landscaped gardens
- Delightful outdoor dining, seating and entertaining areas
- Garage and ample driveway parking



Location

Leamington Hastings is a quiet rural village with the 13th century Church of All Saints being its focal point. The Church hosts several classical music concerts throughout the year. A short distance away is the Parish Hall, Leamington Hastings Academy Nursery School (Ages 3-7 years), a hard tennis court and a bowling green. The village is situated between Rugby, Southam and Royal Leamington Spa with easy access to the excellent road network of Warwickshire (including M1, M6, M40, M42, M69) and Birmingham International Airport. There is a high-speed train service which leaves Rugby station, arriving at London Euston in 50 minutes and a wide choice of shopping areas within easy reach, with Southam being a busy market town less than 5 miles away and Coventry, Rugby and Royal Leamington Spa which are all less than 10 miles. There is a wide range of schooling available in Rugby with a good selection of state funded and independent primary and secondary schooling which includes the world-renowned Rugby School, Rugby High School for Girls and Lawrence Sheriff for boys. There is also Arnold Lodge in Leamington Spa, whilst Southam has the outstanding Southam College. For those working from home, there is full fibre broadband service in the village.



Ground Floor

The property welcomes you into a bright, spacious entrance hall with elegant marble tiled flooring, creating an impressive first impression. From here, doors lead to the integral garage, a useful built-in storage cupboard, ideal for coats and shoes, and a versatile study/home office. The home office, accessed via a glazed door, boasts dual aspect windows which afford plenty of natural light. Featuring decorative coving and a bespoke fitted media unit with shelving and cupboards, it provides an excellent space for home working or could equally serve as a family room or snug. An inner hallway leads to the main living accommodation. The formal dining room enjoys a pleasant outlook over the front of the property through a large picture window, offering an ideal setting for both everyday dining and entertaining. The generously proportioned living room is a standout feature of the home. Dual-aspect windows and patio doors fill the space with natural light while providing beautiful views of the landscaped gardens and direct access to a delightful, enclosed terrace, perfect for outdoor dining and relaxation. Attractive parquet flooring adds warmth and character, while a striking stone fireplace with an inset log-burning stove creates an inviting focal point. The stylishly refitted kitchen combines timeless Shaker-style cabinetry with contemporary finishes, including brushed gold handles and white quartz worktops. Karndean flooring runs throughout, and there is space for a range-style cooker alongside integrated appliances including an extractor hood, fridge and dishwasher. Adjoining the kitchen, the well-equipped utility room offers additional storage together with space and plumbing for a washing machine, tumble dryer and fridge/freezer. A further door leads to a covered outdoor area, the rear garden and a practical store, ideal for keeping logs, gardening equipment and outdoor essentials neatly organised.





First Floor

A galleried landing with window over provides access to three double bedrooms, family bathroom, separate WC and useful linen cupboard. Formerly two bedrooms, the principal bedroom has been updated to provide a spacious room with dual aspect windows and fashionable colour drenching to the walls, ceiling and coving. There are a further two double bedrooms both of which are of a generous size, one benefitting from wardrobes to one wall. The family bathroom is fitted with beech effect laminate flooring with white tiling to the splash back areas, panelled bath with glass and chrome shower screen and shower over, pedestal wash hand basin and chrome heated towel ladder. Adjacent is a separate WC with further laminate flooring and wall hung wash hand basin.

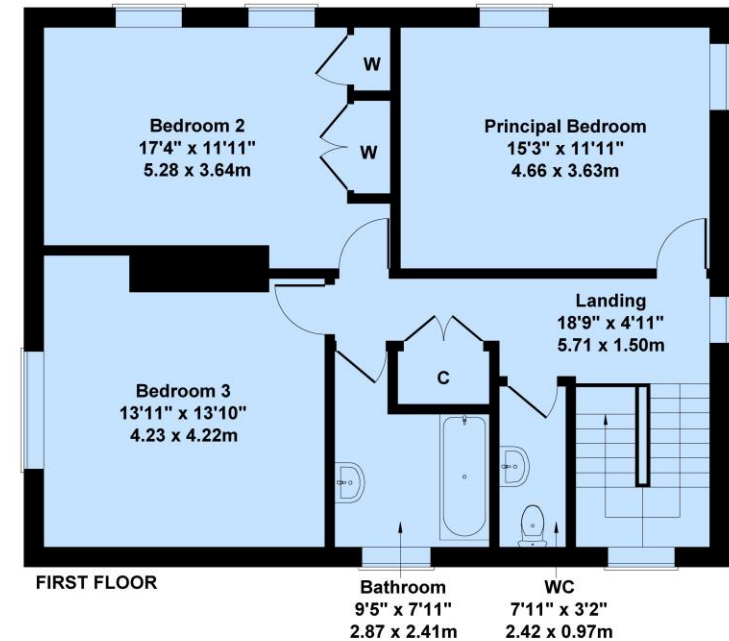
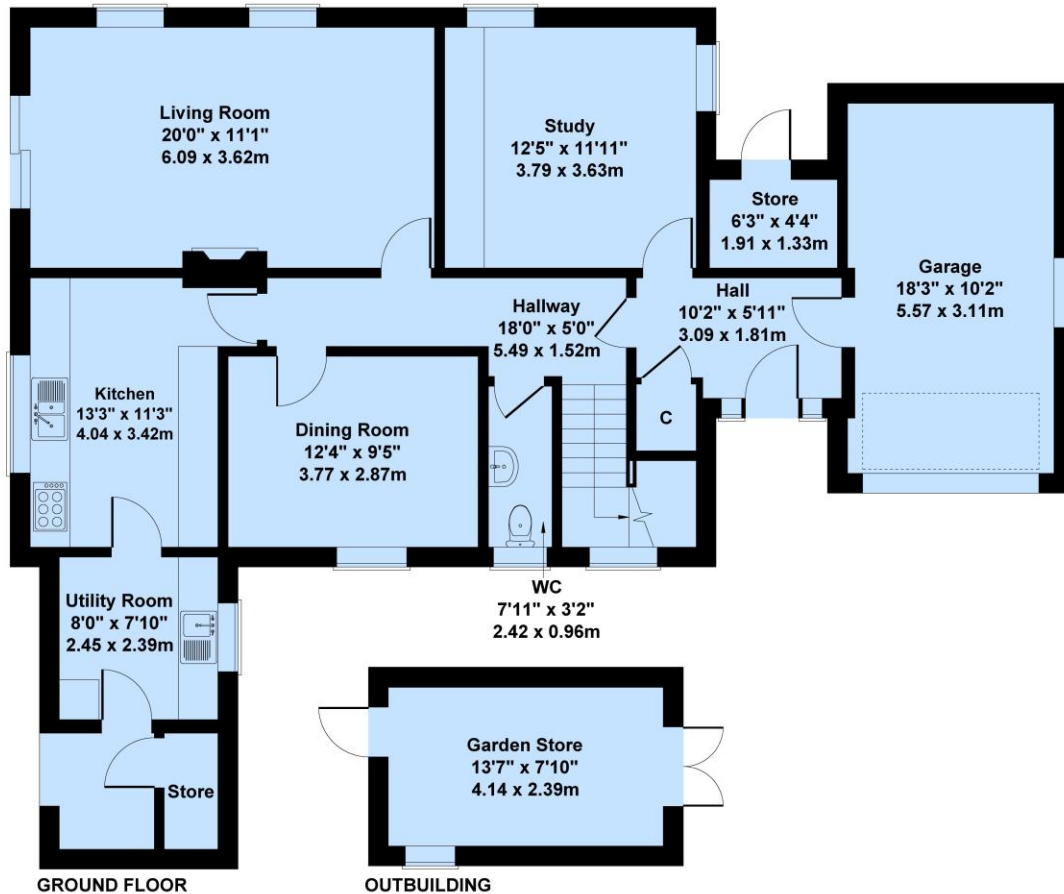
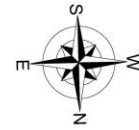






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Approximate Gross Internal Area
 Main House 1,882 sq ft - 174.86 sq m
 Garage 183 sq ft - 17.07 sq m
 Outbuilding 106 sq ft - 9.89 sq m
 Total 2,171 sq ft - 201.82 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positions of fixtures and fittings, and any other data shown are approximate and for illustrative purposes only. The floor plan is

Outside

The property is approached via impressive double wooden gates, opening onto an impressive sweeping pebble driveway which extends through an attractive brick-pillared entrance and leads to the parking in front of the single garage. Occupying a generous plot of just under half an acre, the beautifully landscaped gardens are a true highlight of the property. Lovingly designed by the current owners, they wrap around the house and offer the perfect balance of open lawn and thoughtfully planned outdoor spaces, which include a series of secluded seating areas, which include terrace and courtyard areas, perfect for relaxing or entertaining. Carefully thought-out planting ensures colour throughout the season with beds planted with established shrubs and trees. The spacious paved terrace, accessed directly from both the living room and utility room, provides an ideal setting for al fresco dining and enjoys a wonderful sense of privacy. The terrace can also be reached via an attractive gate inset within the original brick garden wall, adding to the property's charm and character. A lawn extends across the rear of the property and opens out to the main garden which extends to the side of the garage. The gardens are predominantly laid to lawn, with paved pathways and steps leading through a variety of beautifully stocked borders to a circular seating area finished with decorative white pebbles. A further secluded courtyard-style seating area is tucked behind the walled garden, creating another peaceful spot to enjoy the surroundings. The mature planting has been carefully selected to provide year-round colour and interest, with an abundance of established hydrangeas, roses, ferns, honeysuckle, Black Lace and an established wisteria adding both texture and seasonal beauty. To the side of the property there is a wooden outbuilding with trellis attached and log store, while a charming brick archway leads to an original pathway and an original wrought iron pedestrian gate providing pedestrian access from the front of the front of the property. The stunning gardens extend to just under half an acre and are enclosed by a combination of traditional brick walls, close-board fencing and mature hedging and trees, which provide an exceptional degree of privacy and create a tranquil setting that perfectly complements this wonderful family home.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison Tel:01788-564666.

Fixtures and Fittings

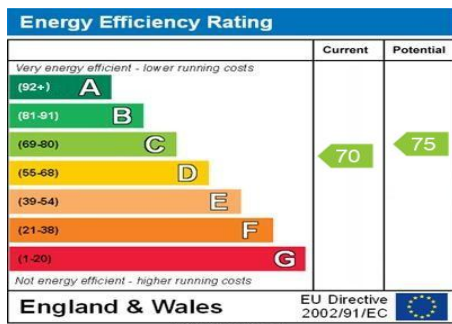
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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.



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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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