



Rila, Draycote, Rugby, Warwickshire, CV23 9RB

HOWKINS &
HARRISON



Rila, Draycote,
Rugby, Warwickshire, CV23 9RB

Guide Price: £635,000

Offered for sale with no onward chain, Rila is a four bedroom property situated in an enviable position in the Warwickshire Village of Draycote, just south of Rugby. The versatile four bedroom home, occupies a pleasant position in a peaceful spot in this sought after village. The house sits on a large plot measuring approximately 0.23 of an acre and benefits from a spectacular living room with vaulted ceiling and views of the garden, a large open plan kitchen/dining space, two bedrooms on the ground floor including the master bedroom with en-suite wet room, whilst on the first-floor, there are two further bedrooms, with a family bathroom.

Features

- No onward chain
- Desirable village location
- Four double bedrooms
- En-suite to master bedroom
- Double tandem garage
- Modern fitted kitchen
- Large living room with vaulted ceiling
- Two first floor bedrooms and family bathroom
- Approximately 0.23 acre plot



Location

The property is located in the heart of the highly sought after and peaceful hamlet of Draycote, surrounded by rolling Warwickshire countryside. Nearby is a cycleway connecting Leamington Spa and Rugby, which also provides pedestrian access to Draycote Water. Rugby town centre is approximately four miles distant and offers an excellent range of retail, recreation, and educational facilities. Independent schooling is available close by, including Rugby School, Bilton Grange Preparatory School, Princethorpe College, Kings High School, and Warwick School. Draycote is ideally situated for the commuter with easy access to major road networks including the A45, M45, and M1. The property is only a 15 minute drive from Rugby station which offers a high speed service to London Euston in just under 50 minutes. There are regular train services from Leamington Spa (9 miles) to London, Birmingham, Manchester, and beyond. Birmingham International airport is a 30 minute drive from Draycote.



Ground Floor

An impressive entrance hall leads through to the dining room, with stairs rising to the first floor. From the hallway, there is access to both the principal bedroom and bedroom four, offering convenient ground floor accommodation. The principal bedroom benefits from an en-suite shower room. The dining room acts as a central hub of the home and provides access to the kitchen, which is well appointed with an extensive range of fitted units, integrated appliances, and granite work surfaces. The property is beautifully presented throughout and filled with natural light. A standout feature is the impressive living room, boasting a vaulted ceiling and enjoying lovely views over the well maintained rear garden, creating a bright and inviting space perfect for both relaxing and entertaining.









First Floor

The first floor landing benefits from a double-glazed window, allowing for an abundance of natural light, and also provides useful storage. From here, there is access to the family bathroom and the two remaining bedrooms. The family bathroom is fitted with a bath, pedestal wash hand basin, WC, and a Velux window. There is a spacious double bedroom positioned at the front of the property, enjoying a dual aspect, while a further bedroom is located at the rear, offering attractive views over the garden.



Outside

The property is approached via a gravel driveway, providing ample parking and turning space, along with direct access to a tandem garage with an electric roller door. Access to the front of the property is via a charming footbridge over a small stream, with a pathway running along the side of the house leading towards the heart of this peaceful village. The front gardens are attractively landscaped, bordered by a low level stream and featuring a variety of mature trees. Predominantly laid to lawn, they are complemented by well stocked flower borders beneath the front elevation and offer side access through to the rear garden. The rear gardens are a particular highlight, offering a high degree of privacy and enclosed by well maintained hedging. A west facing patio provides the perfect spot to enjoy afternoon and evening sun, while a second patio at the far end of the garden is ideal for morning coffee. A block paved pathway runs through the lawned areas, leading to a rear pedestrian gate which opens onto a quiet lane. The garden also benefits from a well, providing a useful water source during the summer months.



Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing

Strictly by prior appointment via the agents Howkins & Harrison on 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

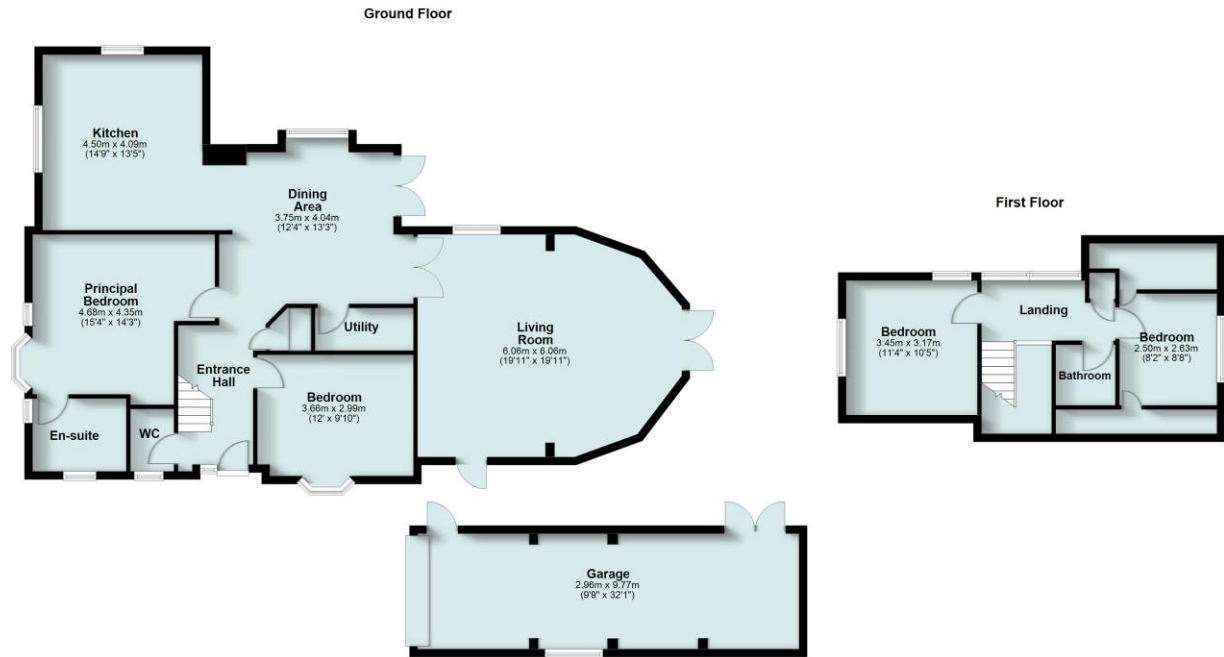
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	35	48
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 204.4 sq. metres (2199.9 sq. feet)
Rila, Draycote, Warwickshire

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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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