



The Brambles
Vicarage Road | Flecknoe | Warwickshire | CV23 8AY

 FINE & COUNTRY

THE BRAMBLES



Entrance hall, living room, kitchen/dining room, morning room, home office, utility, cloakroom, downstairs WC, four double bedrooms, three bathrooms (two en-suite), landscaped gardens, detached double garage with studio/office above, and ample off-road parking.



STEP INSIDE

A substantial 2,659 sq ft detached family home with breathtaking open countryside views, set on the edge of the highly sought-after hilltop village of Flecknoe.

Built in 2005, The Brambles is an attractive and thoughtfully designed home offering generous, versatile living space, presented in excellent condition throughout. Enjoying a non-estate position, the property benefits from a wonderful sense of privacy, with uninterrupted views across adjoining counties to the rear.

Combining modern comfort with character features, the home includes recently installed solar panels with battery storage, eco water heating powered by solar, LPG underfloor heating, double glazing, an EV charger, and an alarm system. The detached double garage benefits from two electric doors and a studio/office above — ideal for modern family living.

Ground Floor

A welcoming entrance hall sets the tone, featuring oak doors, a turned staircase and useful storage.

The living room is a superbly proportioned and light-filled space, centred around an inglenook-style fireplace with contemporary log burner, and enjoying dual aspect views with French doors opening onto the garden and countryside beyond.

A second reception room — ideal as a snug or formal dining space — benefits from oak flooring and bi-fold doors framing stunning panoramic views.

The kitchen/dining room is the heart of the home, featuring a central island, quartz worktops, a range-style cooker and ample storage. French doors open to the rear terrace, creating a seamless flow for entertaining.

Additional ground floor space includes a separate home office, cloakroom, WC, and a well-fitted utility room with external access.









SELLER INSIGHT

“ We've been fortunate to travel extensively and live in many different houses, but nowhere — other than by the sea — comes close to the jaw-dropping view from The Brambles. It captivates you from the moment you step through the front door, with nearly every room designed to bring ten miles of uninterrupted countryside to the fore. It's a view you never tire of. The changes through the seasons, or even throughout the course of a single day, are truly mesmerising — and compliments from every guest, delivery driver and passing walker have become part of daily life here.

When we were searching for a home, we really struggled to find a property that was truly bespoke — with the high ceilings, enlarged doorways and generously sized rooms we craved — while also offering the credentials of a modern home: underfloor heating, a practical layout and genuine eco-credentials. The Brambles delivered on both.

We love sitting in the snug in the summer, watching Wimbledon with the huge bi-fold doors thrown open to nature. In winter, we're snuggled in the formal living room with the fire burning, listening to a record or playing board games as a family. The balcony off the master bedroom provides a calming vantage point at the start and end of the day, and the enormous family bathroom — with its roll-top bath — is perfect for winding down by candlelight. Another quite unique feature is the external office above the garage. Not many homes offer such a large, functional workspace, and ours happens to have the most far-reaching views in the house, taking the edge off the Monday-to-Friday routine entirely.

During our time here we've made several meaningful improvements. The entire house has been redecorated, including all the cabinetry, which now feels as good as new. Outside, we've spent considerable time landscaping the gardens. Our biggest projects have been the addition of electric garage doors — raising the opening to accommodate even the tallest vehicles — along with a full solar and battery storage system, EV charger and eco water heaters. In the summer months we can genuinely live close to off-grid, an important and increasingly valuable update for any new owner.

The Brambles really is a house with enough space and zones to offer both comfort and function. From sleep to work, from play to quiet retreat — each room is carefully designed to offer something different. The office, the snug, the formal living room, the bathrooms, the balcony — it's not a repetitive house, and it's a remarkably easy home to live in.





From an outdoor perspective, the wrap-around garden is more than spacious for outdoor living, and because we back directly onto miles of open fields, it genuinely feels as though the outdoor space never ends. There are plenty of beds and borders to keep keen gardeners happy, but the garden is also wonderfully manageable without ever feeling limiting — which was a real selling point for us. With two young children, there's plenty of room for outdoor play, tree-climbing and water fights, all in an incredibly private setting.

In the summer we love to entertain on the dual-level patio — many a pizza night has been enjoyed under glorious Warwickshire skies. The house in general is fantastic for hosting. The generous ground floor extends across three interconnected rooms, each opening onto the patio through large double or quadruple doorways. As musicians, we've hosted some now-legendary Christmas cocktail parties with live music, and it takes a lot of people for this house to feel full. In the summer, with the garden in play, you can host even bigger gatherings.

Living in Flecknoe has truly been a delight. There is a wonderfully tight community spirit, with regular village events — we've attended comedy nights, progressive suppers and the legendary annual produce show. I run with the local village running club, but frankly nothing is out of the question with the villagers here; socialising is always an option for anyone who wants to get involved. There's even a regular pub night every Friday in the village hall, open to all, with the atmosphere of your favourite local.

Whilst Flecknoe is, I'm told, the most rural village in Warwickshire, it's surprisingly well positioned. You can be in Rugby, Southam or Daventry within fifteen to twenty minutes, with a wealth of amenities on your doorstep. We're members of David Lloyd in Rugby and can be in the outdoor pool in eighteen minutes on a clear run.

For anyone considering The Brambles as their next home, we can promise a truly one-off experience — real comfort, convenience and a touch of luxury in a setting that never fails to take your breath away. Whilst we are moving on for work reasons, we know The Brambles will continue to be a wonderful home for the next family to call it theirs."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

A galleried landing leads to four generous double bedrooms.

The principal suite is particularly impressive, featuring a dressing room, en-suite shower room, and double doors opening onto a private balcony — perfectly positioned to enjoy the far-reaching views.

Bedroom two also benefits from its own en-suite, while bedrooms three and four are well-proportioned and served by a stylish family bathroom complete with freestanding bath and separate shower.

Throughout the first floor, high ceilings and well-placed windows enhance the sense of space and light.











STEP OUTSIDE

The rear garden has been thoughtfully landscaped to maximise both usability and outlook, with a full-width paved terrace ideal for entertaining, leading down to a lawned garden with additional seating areas.

Beyond the boundary, open farmland provides a stunning rural backdrop and uninterrupted views.

To the front, a block paved driveway offers parking for multiple vehicles, complemented by attractive planted borders and a neat frontage.

Garage and Office

The detached double garage is constructed of brick and stone, with two electric doors, power, lighting, and ample storage.

Above, a versatile studio/office space provides an ideal work-from-home environment or hobby room, enjoying elevated views and excellent natural light — a valuable and increasingly sought-after addition.

Location

Flecknoe is a small, picturesque hilltop village in Warwickshire, situated within the Rugby district and close to the Northamptonshire border. With a population of around 200 residents, it offers a peaceful, close-knit community and an appealing sense of seclusion. The village's elevated position provides far-reaching views across open countryside, with rolling farmland and wide skies creating a quintessential rural setting.

Rich in history, Flecknoe dates back to the Domesday Book, where it was recorded as "Flachenho," meaning "Flecca's hill." The area is also known for its "shrunk medieval village" remains, with visible earthworks that reflect its long and evolving past. Today, this heritage blends seamlessly with its tranquil surroundings, giving the village a timeless character.

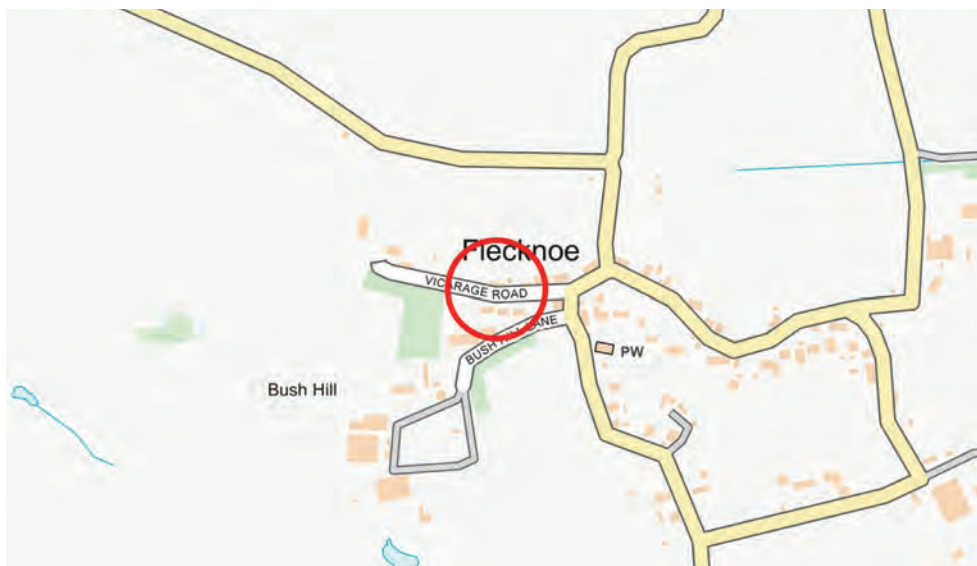
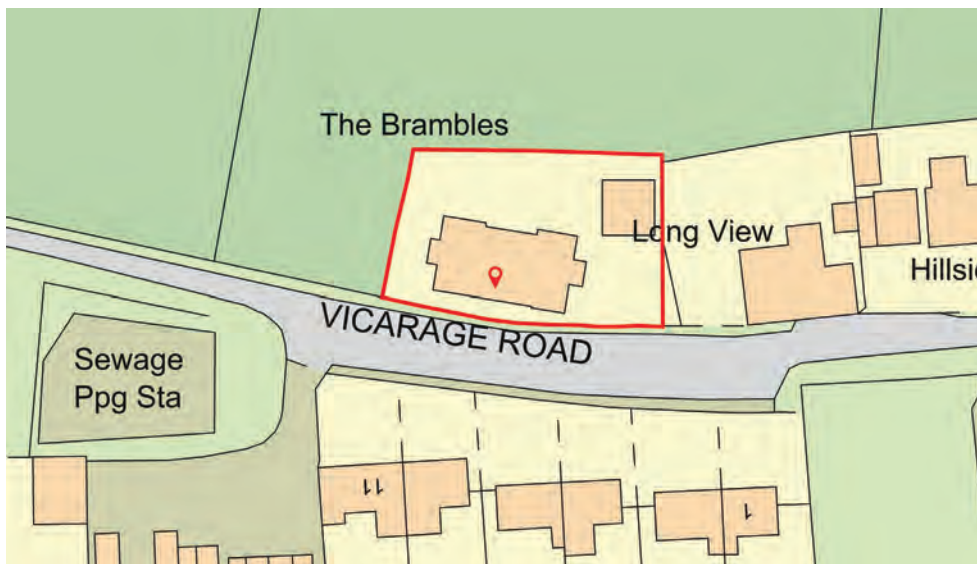
Amenities within Flecknoe are intentionally limited, adding to its charm. The village is home to a traditional pub, the Old Olive Bush, along with a church and village hall, while more comprehensive facilities can be found in nearby towns such as Rugby, Southam and Daventry. Despite its rural feel, the village remains accessible, with the A425 nearby and mainline rail services available from Rugby, providing convenient links further afield.

Flecknoe is particularly well suited to those seeking a quieter lifestyle, surrounded by countryside yet within reach of everyday conveniences. Its combination of elevated views, historic character and peaceful setting makes it a highly desirable location for buyers looking to escape to the countryside without feeling completely remote.









Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard - brick and tile

Electricity Supply – Mains and solar panels

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Liquid Petroleum Gas (LPG) and water heater powered via solar/battery

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ cars. Electric Vehicle (EV) charging point.

Directions – Postcode CV23 8AY

Special Notes

The property is subject to restrictive covenants, rights, and easements. The property is located within a designated Medieval Settlement. The property benefits from solar panels with an associated Feed-in Tariff, providing an income from generated electricity. Installed in 2024, the system is owned outright by the current owner and connected to the national grid. The system includes a battery storage unit for improved energy efficiency. Please contact the agent for more information.

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714 515484 & Claire Funnell 07894 561313

Website

For more information visit:

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

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

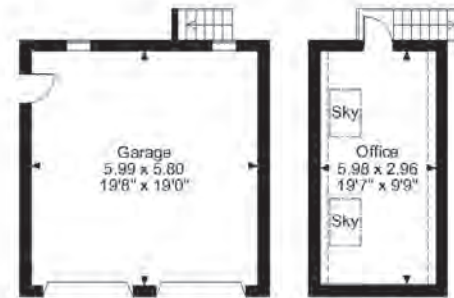
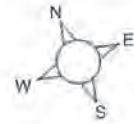
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only

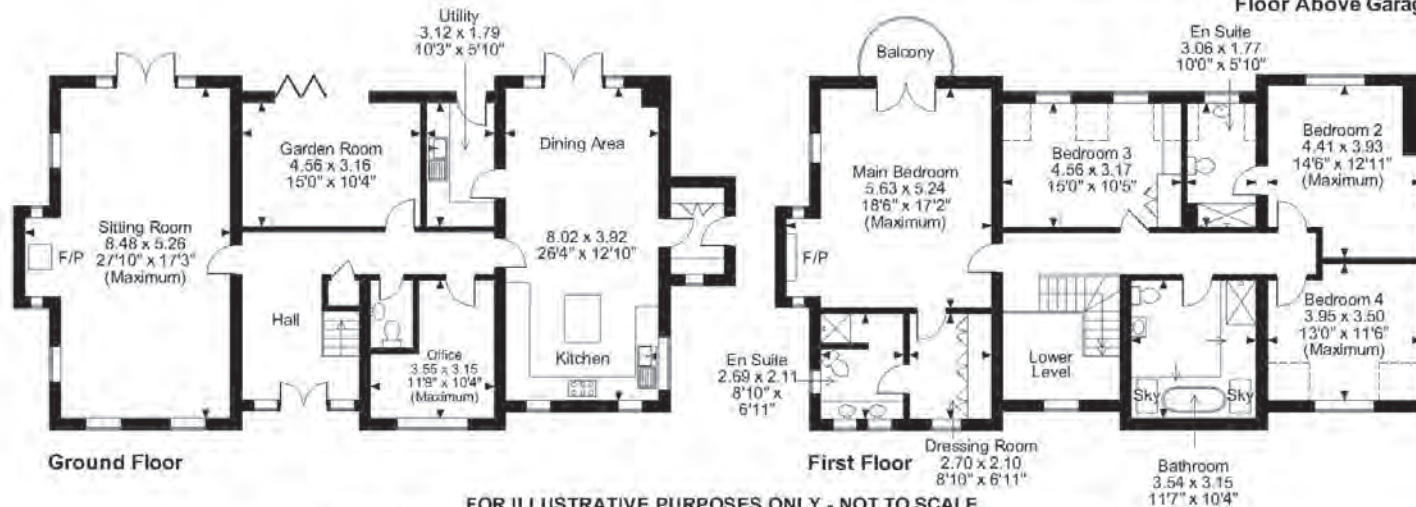
Agent Details

Sam Funnell & Claire Funnell

The Brambles Vicarage Road, Flecknoe, Rugby
 Approximate Gross Internal Area
 Main House = 2659 Sq Ft/247 Sq M
 Garage = 539 Sq Ft/50 Sq M
 Balcony external area = 32 Sq Ft/3 Sq M



Floor Above Garage



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	71 G
39-54	E		
21-38	F		
1-20	G		



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



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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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