



Brindley House
66 Main Street | Newbold on Avon | Rugby | CV21 1HW

BRINDLEY HOUSE

*Canal-side home with nearly 4,000 sq. ft. of flexible living,
open-plan kitchen/family space, annexe potential, five bedrooms,
stunning lounge with canal views, mature gardens, ample
parking, double garage and workshop.*



KEY FEATURES

This exceptional home, extending to just under 4,000 sq. ft., offers an enviable blend of modern family living and peaceful canal-side charm. Thoughtfully designed to accommodate multigenerational living, working from home, and entertaining, it is a home that adapts beautifully to the needs of contemporary life.

The heart of the property is the impressive open-plan kitchen, dining, and family room—a light-filled space perfect for both everyday living and hosting. From here, doors open out to the gardens, creating a seamless flow between indoors and out. The ground floor also features a dedicated home office, a well-proportioned games room, a practical utility room, and a generous double bedroom with its own en-suite bathroom. An additional reception room and a secondary kitchen serve the delightful, attached annexe, ideal for independent living or visiting guests.

Upstairs, the main house hosts four spacious double bedrooms and three well-appointed bathrooms. A particular highlight is the elegant first-floor lounge, where expansive windows frame captivating views over the mature gardens and the tranquil waters of the Oxford Canal—an idyllic setting for relaxing and unwinding.

For those seeking flexibility, part of the home can be discreetly closed off to create a completely self-contained one-bedroom annexe, perfect for extended family, guests, or even as an income-generating opportunity.







SELLER INSIGHT

“ When we first stepped inside Brindley House, we knew immediately that this was a home full of potential. It was very much a project at the time, yet the sense of space, natural light and opportunity was undeniable. The history of the building was evident in its charming quirks — the differing floor levels, exposed beams and distinctive windows all hinted at its story. We were drawn not only to its character, but also to its peaceful canal side setting. With open fields just beyond, we knew our outlook would remain unspoilt, and the location offered the ideal balance between countryside tranquillity and excellent road connections.

One of our favourite aspects of living here has been the wonderful sense of calm. The rear of the property overlooks the canal and enjoys total peace, with very few neighbours and no traffic noise. On summer evenings, we love nothing more than relaxing in the lounge with the bi-fold doors open, listening to the gentle sounds of the water and the occasional passing boat. In winter, the same room becomes beautifully warm and inviting with the log burner glowing.

We've always preferred simple, uncluttered décor, allowing the house to speak for itself. It's a blank canvas for someone to make their own. The garage was purpose-built to serve as a workshop, while the adjoining annexe offers self-contained accommodation, ideal for guests or independent living for relatives.

The kitchen is the real hub of our lifestyle — designed so that cooking feels like part of the entertaining, not separate from it. It's a social space where we can talk, cook, and enjoy time together. The annexe has been cleverly planned to extend the kitchen's working area when hosting larger gatherings. Upstairs, the annexe provides a convenient additional bathroom for guests or can be closed off completely for privacy, offering flexibility for visitors staying longer.

There is a lovely sense of community here. Our neighbours have lived in the area since childhood — their family originally purchased and renovated part of the property from the waterways before building their own homes nearby. There are beautiful countryside walks right from the doorstep, and easy cycling routes to local parks. The nearby pub is welcoming and family-friendly, offering good food in a relaxed atmosphere, while the local church hosts a variety of community events. Everyday conveniences, including shops, schools and bus routes, are all within easy reach. It's a place that feels connected yet peaceful.

We have so many happy memories here — family birthdays, Christmas gatherings, summer garden parties and quiet evenings with friends. Listening to the laughter of loved ones blending with the soft sounds of the canal has been something truly special. Even the renovation process brought its share of laughter and stories we'll never forget.

The games room sits at the centre of our home and lifestyle — intentionally designed as a multi-purpose space for music, gaming, pool, or exercise. It's one of those rooms that changes effortlessly with the occasion, filled with laughter, energy, and family life. The garden, meanwhile, is a peaceful sanctuary — perfectly placed behind the house, ideal for children and pets to play safely while adults entertain or unwind. The garage serves as a fantastic space to tinker in the workshop or take on some bigger projects.

The location of the house makes it easy to reach our family & friends across Birmingham, Derby, Nottingham, Northampton and Oxfordshire and parking has never been an issue — even with larger gatherings. The double kitchen setup, when the annexe is free, makes entertaining effortless.

With busy working lives, we've also appreciated how practical and low-maintenance the property is. The garden is mainly lawn and shrubs, the interiors are easy to keep, and there's generous storage throughout. The study became invaluable when working from home, offering peace and focus in abundance.

The natural light is another joy — every room feels bright and welcoming. Morning sun streams through the front of the house, perfect for an early coffee on the patio beside the canal. A few rooms feature shutters to temper the light when needed, and while the kitchen and hallway are naturally more shaded, it adds to the cosy balance of the home.

If we could offer any advice to the next owners, it would simply be this: enjoy it. This is a home with soul — a place filled with warmth, history and opportunity — and living here has been a true pleasure.*

* 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.

















Outside, the gardens have been lovingly nurtured, with sweeping lawns and established planting running alongside the canal, offering serene spaces to sit and watch life gently drift by. The property further benefits from ample parking for several vehicles, a double garage, and a workshop.







LOCATION

Perfectly positioned along the peaceful banks of the Oxford Canal, Brindley House enjoys a truly idyllic setting in the sought-after village of Newbold upon Avon, just north of Rugby. Overlooking the gentle flow of the canal, this beautiful home captures the essence of waterside living — where morning walks along the towpath, glimpses of passing narrowboats, and the sounds of nature create a wonderful sense of calm and escape.

The village itself offers a welcoming community with a choice of local shops, traditional pubs, and highly regarded schools close by. Surrounded by the rolling Warwickshire countryside, Newbold upon Avon provides endless opportunities for walking, cycling, and enjoying the outdoors — all while being moments from the conveniences of Rugby town.

For those who commute, the location is superbly connected. Rugby train station offers direct services to London Euston in just 48 minutes, while the nearby M1, M6, and A14 place Birmingham, Leicester, and the wider Midlands within easy reach.

Blending village charm, scenic surroundings, and exceptional accessibility, Brindley House offers the perfect balance of countryside living and modern convenience.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – C.

Council Tax Band – G.

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

Parking – Double garage and off-road parking for 5+ vehicles.

Special Notes – The title contains restrictive covenants. A historic deed dated August 1961 grants rights for a shared sewer connection, with a covenant requiring properties connected to contribute a fair proportion of any maintenance costs. There is shared access via a private lane with no confirmed owner; maintenance is carried out informally and an insurance policy was held, however this is non-transferrable. The water supply pipe crosses neighbouring land (Barley Barn car park), with responsibility for maintenance of this section remaining with the property owner. The property is located in an area with potential chancel repair liability, and previous owners held a non-transferrable insurance policy for this. Please speak to the agent for more information.

Directions

What Three Words: [///plays.colleague.comical](https://www.what3words.com/#!/en/3wq3-3wq3-3wq3)

Postcode: CV21 1HW

Viewing Arrangements

Strictly via the vendors sole agent, Graham Lee, on 0777 337 2667.

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





Floor 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL: 3850 sq. ft, 358 m2
FLOOR 1: 1879 sq. ft, 175 m2, FLOOR 2: 1971 sq. ft, 183 m2
EXCLUDED AREAS: WORKSHOP: 156 sq. ft, 15 m2, GARAGE: 317 sq. ft, 29 m2, PORCH: 36 sq. ft, 3 m2,
UTILITY: 92 sq. ft, 9 m2, " ": 779 sq. ft, 72 m2, WALLS: 292 sq. ft, 27 m2

Floor Plan Created By Harper & Reid. Measurements Deemed Highly Reliable But Not Guaranteed





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GRAHAM LEE
PARTNER AGENT

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With nearly two decades of experience in the estate agent industry, I have cultivated expertise primarily within the Warwickshire, Leicestershire, and Northamptonshire regions. Recognizing the significance of bespoke marketing strategies and exceptional service standards, I am dedicated to maximizing the value of properties within Fine & Country's portfolio. My profound understanding of the local market landscape is unparalleled, and I attribute my achievements to unwavering dedication and resolute commitment to facilitating my clients' aspirations.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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