

3 Hillside View, Brandon Road, Bretford, Rugby, Warwickshire, CV23 0LA

HOWKINS & HARRISON

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Guide Price: £300,000

A well presented three-bedroom semi-detached cottage, enjoying delightful countryside views to both the front and rear. Situated in an idyllic semi-rural setting, this charming property offers the perfect blend of countryside living and everyday convenience, complemented by generous off-road parking for multiple vehicles.

Features

- Surrounded by open countryside
- Wonderful views across open fields
- Semi rural location
- Well presented throughout
- Three well proportioned double bedrooms
- Kitchen/dining room
- Separate sitting room with wood burning stove
- Generous driveway providing ample off-road parking
- Garden to front and rear
- Two substantial garden sheds/workshops







Location

Bretford is a charming Warwickshire hamlet nestled amidst picturesque countryside, offering an appealing rural setting whilst remaining conveniently positioned for access to the surrounding towns and cities. Situated approximately five miles west of Rugby and seven miles east of Coventry, Bretford enjoys a delightful location close to the River Avon and the historic Fosse Way. The hamlet benefits from The Queen's Indian restaurant, whilst the nearby villages of Brinklow, Wolston and Brandon offer a wider range of everyday amenities. Brinklow, in particular, provides local shops, a post office, primary school, doctor's surgery and a selection of public houses and eateries. For a more comprehensive range of shopping, leisure and recreational facilities, the towns of Rugby and Coventry are within easy reach, with Royal Leamington Spa also accessible. The area is well positioned for commuters, with convenient road connections via the A428 and links to the wider motorway network. Mainline railway stations at Rugby and Coventry provide regular services to Birmingham and London Euston. Surrounded by attractive Warwickshire countryside, Bretford offers an excellent opportunity to enjoy village life and a semi-rural lifestyle without sacrificing accessibility to larger towns and essential amenities.



Ground Floor

The property is entered via a welcoming entrance hallway, with stairs rising to the first floor and doors leading to the ground floor accommodation. The charming sitting room benefits from dual-aspect windows, affording plenty of natural light and providing wonderful views over the countryside to both the front and rear aspects. A particular feature of this inviting space is the attractive exposed brick fireplace, complete with an oak beam, inset wood-burning stove and quarry-tiled hearth, creating a wonderful focal point. The spacious kitchen/dining room is fitted with wood-effect flooring and a range of oak wall and base units with complementary work surfaces over. There is space and plumbing for an oven, fridge/freezer, washing machine and dishwasher, whilst a useful walk-in pantry with fitted shelving provides excellent additional storage. Leading off the kitchen is the family bathroom which is fitted with part wood panelling to the walls which complement the vanity unit with wash hand basin inset and the panelling to the bath which has a glass and chrome shower screen and shower over. A chrome heated towel rail and WC complete the suite. An inner hallway provides access to a convenient cloakroom and a useful storage cupboard, whilst a partially glazed external door opens to the side of the property, providing easy access to both the front and rear gardens.









First Floor

The first-floor landing provides access to three generously proportioned double bedrooms, each offering a pleasant outlook. The central bedroom benefits from useful fitted storage cupboards and delightful views across the adjoining fields to the front aspect. The two remaining bedrooms both enjoy dual-aspect windows, with the principal bedroom having wonderful countryside views across both the front and rear aspect.

Outside

The property is approached via a generous gravel driveway, providing ample off-road parking for numerous vehicles. The front garden is predominantly laid to lawn and enjoys a good degree of privacy, being enclosed by mature hedging. Sleeper-edged raised beds offer an ideal space for growing fruit and vegetables, whilst a variety of established shrubs, including a beautiful Ceanothus, add colour and interest. The delightful rear garden is also mainly laid to lawn, complemented by gravelled seating areas ideally positioned to enjoy the peaceful surroundings. Two substantial garden sheds, both benefiting from power connections, provide excellent storage or potential workshop space. Low-level post and rail fencing to the rear ensures uninterrupted views across the adjoining countryside, creating a wonderful sense of openness. A raised rockery, thoughtfully planted with a variety of established shrubs including fragrant lavender, provides further visual interest, whilst an additional gravelled and paved seating area offers the perfect setting for outdoor dining and entertaining whilst enjoying the picturesque rural outlook.

Agents Note

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





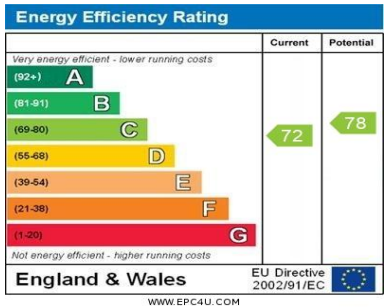


Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

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.

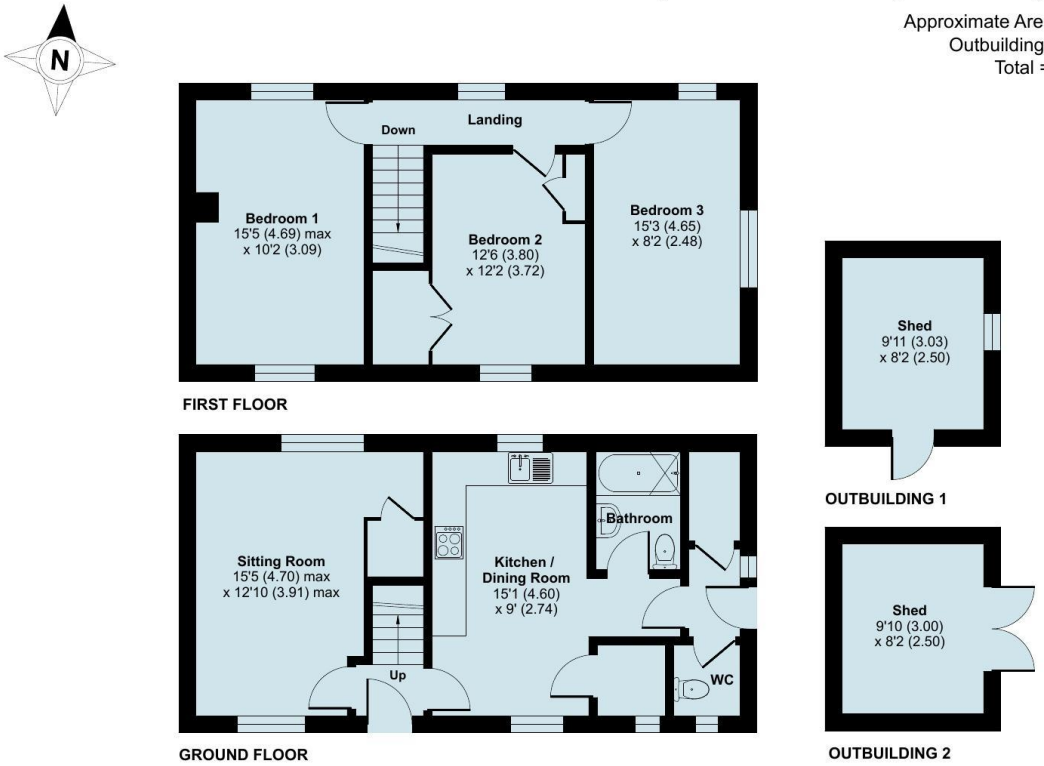
Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – B.



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Approximate Area = 966 sq ft / 89.7 sq m
Outbuildings = 163 sq ft / 15.1 sq m
Total = 1129 sq ft / 104.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1547217

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