



The Willow
Mill Lane | Wolvey | Leicestershire | LE10 3HR

THE WILLOW



Set within approximately 0.57 acres in the Warwickshire village of Wolvey, The Willow is a substantial and beautifully extended three-bedroom detached bungalow offering around 1,800 sq ft of versatile single-storey accommodation, generous gardens, extensive parking and the unusual benefit of additional vehicular access from neighbouring Mill Row.



KEY FEATURES

Accommodation Summary

The Willow has been thoughtfully extended and refurbished to create a home that is considerably more substantial than its frontage might initially suggest.

At the heart of the house is an impressive open-plan kitchen and living space, beyond which a superb garden/family room extends to almost 27 feet in length. With a vaulted ceiling, rooflights and a wall of bi-fold doors opening directly onto the garden, this is a room designed around everyday family life and entertaining. There is also a separate living room, three bedrooms and two bathrooms, including a particularly generous principal bedroom with its own en-suite.

Outside is equally impressive. The plot extends to approximately 0.57 acres, with a broad driveway to the front, an integral garage and extensive gardens to the rear. Importantly, there is also separate vehicular access into the rear of the plot from neighbouring Mill Row, adding another dimension to what is already a very versatile property.

Living Accommodation

The entrance hall is unusually generous and provides an immediate sense of space, with access leading to both the living accommodation and bedroom wing.

The main living room is a well-proportioned reception room with windows providing plenty of natural light and ample space for comfortable seating.

The kitchen has been arranged as a sociable part of the home, with an extensive range of cabinetry, generous work surfaces and space for informal dining. Its open connection with the living areas beyond works particularly well for modern family life.

A separate utility room provides additional storage and laundry facilities, together with access to the garage and outside.

Without doubt, one of the defining features of The Willow is the exceptional garden/family room. Measuring approximately 26'11" x 18'0", it is a fantastic addition to the original home. A high vaulted ceiling and multiple rooflights create a wonderful feeling of space, while extensive glazing and bi-fold doors draw the garden into the room.

Large enough to accommodate several distinct seating, dining or entertaining areas, it is a room that can change with the seasons and is likely to become the natural hub of the house.













Bedrooms & Bathrooms

The bedroom accommodation is positioned together away from the principal living areas, providing a good degree of separation.

The principal bedroom is particularly impressive, extending to over 22 feet at its longest point and offering ample space for wardrobes and additional furniture. It is complemented by a modern en-suite shower room.

Bedroom two is another excellent double room, while the third bedroom would work equally well as a guest room, child's bedroom or dedicated home office.

The family bathroom has been refurbished in a contemporary style, with full-height tiling, a panelled bath, fitted storage and modern sanitaryware.













Gardens & Grounds

The scale of the plot is one of The Willow's strongest attributes, extending to approximately 0.57 acres and providing a wonderful amount of outside space.

To the front, a substantial block-paved driveway provides extensive off-road parking and access to the integral garage.

The rear garden opens out considerably and is predominantly laid to lawn, interspersed with mature trees and established planting. A generous terrace immediately behind the house creates an ideal space for outdoor dining and entertaining, connecting particularly well with the garden/family room through its bi-fold doors.

The depth and width of the garden give the property a real sense of space and privacy, with plenty of room for families, keen gardeners or simply those looking for a home with a more substantial outside environment.

A particularly useful feature is the additional vehicular access from neighbouring Mill Row into the rear of the plot. This creates excellent practicality and flexibility for accessing the grounds independently of the main driveway.

Garage & Parking

The extensive block-paved frontage provides parking for numerous vehicles and leads to the integral garage.

The garage itself offers useful storage and parking, while the separate rear vehicular access from Mill Row is an unusual and valuable addition, particularly for anyone needing additional access to the grounds.







LOCATION – WOLVEY

Wolvey is an attractive Warwickshire village positioned close to the borders of Leicestershire, with a strong sense of community and a countryside setting while remaining exceptionally well placed for access to Rugby, Hinckley, Coventry and Nuneaton.

The village provides a useful range of everyday amenities, including a primary school, village shop, public houses, community facilities and places of worship, while a much broader selection of shopping, leisure and recreational facilities can be found in nearby Hinckley and Rugby.

For commuters, the location is particularly convenient. The nearby A5 provides an important link through the Midlands, with the M69 and M6 also readily accessible for connections towards Coventry, Leicester and Birmingham. Rail services are available from surrounding towns, while Rugby station provides fast mainline connections to London Euston.

Surrounded by open countryside, Wolvey also offers an excellent network of local footpaths and rural walks, making it an appealing choice for those wanting the space and atmosphere of village life without feeling isolated.

Mill Lane itself has a more tucked-away feel, making The Willow's substantial plot, generous parking and rear access particularly appealing.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – C

Council Tax Band – E

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains gas central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

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

Parking – Garage and driveway parking for 4+ cars.

Special Notes – The property is split over multiple titles. The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Total Internal Floor Area – 1,809 sq. ft.

Directions – Postcode: LE10 3HR

Viewing Arrangements

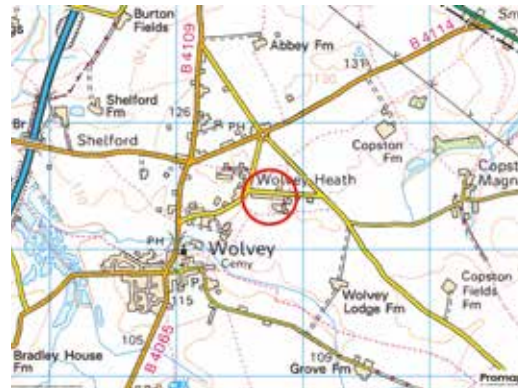
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

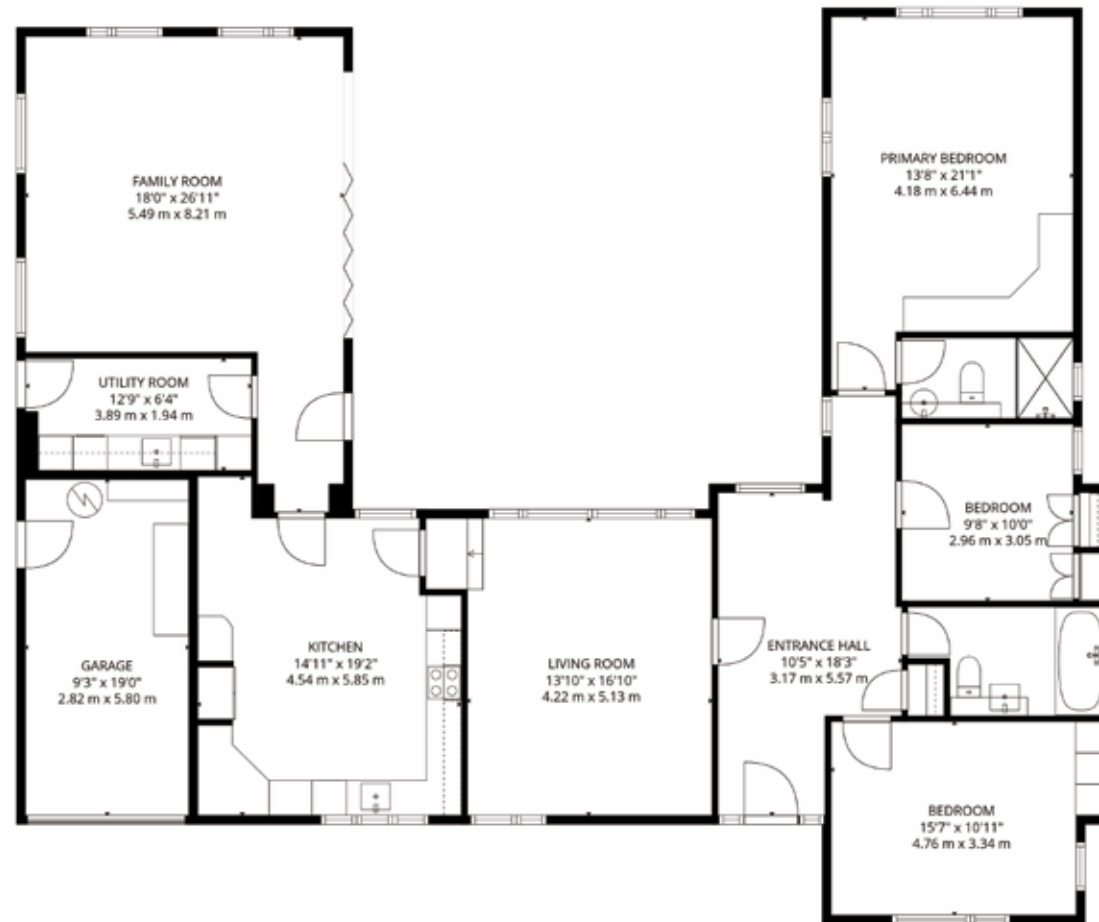
Website

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





TOTAL: 1809 sq. ft, 168 m²
 1st floor: 1809 sq. ft, 168 m²
 EXCLUDED AREAS: GARAGE: 176 sq. ft, 16 m², WALLS: 154 sq. ft, 15 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed





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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