



86 Shakespeare Gardens
Rugby | Warwickshire | CV22 6EZ

FINE & COUNTRY

86 SHAKESPEARE GARDENS



A deceptively spacious family home, together with purpose-built one bedroom annex perfect for multigenerational living.



KEY FEATURES

86 Shakespeare Gardens is a wonderful opportunity for multigenerational living with its purpose-built large annex associated with a generous four-bedroom family home. The deceptively spacious accommodation offers four double bedrooms on the first floor, a convenient laundry room, a family bathroom and the principal bedroom with a neighbouring dressing room and ensuite shower room.

The ground floor has an impressive kitchen dining room running the full length of the side of the house with views of the frontage and rear, a large L shaped large sitting room, entrance hall and ground floor shower room. The self-contained annex offers a spacious double bedroom, a larger sitting room, separate shower room and a kitchen breakfast room with views of the rear garden. There's an attractive landscaped south facing garden perfect for summer entertaining and plenty of off-road parking on the frontage, together with gas central heating to radiators and UPVC double glazing. The annex means this home will create a wealth of interest and early inspection is strongly recommended.

Accommodation Ground Floor

The property has a large entrance hall with access to a convenient ground floor shower and travertine tiles, together with a large cloak cupboard with oak doors. Glazed doors lead to the sitting room and a further door that leads to a large kitchen/dining room with travertine tiles, UPVC windows to both front and rear, enough space for a large dining table and a fitted kitchen with a range of cream gloss units and island unit with oak worksurface and five ring gas hob. There are two single ovens, space for an upright fridge freezer and a stainless steel Franke sink with a range of units and worksurfaces and a large window overlooking the garden. The house has been cleverly extended with an L shaped sitting room, including a vaulted ceiling with Velux roof window, part of which has underfloor heating, and a cosier sitting room area with contemporary style radiators and a staircase leading to the first floor.











SELLER INSIGHT



“ From the moment we first stepped through the door, we knew this house was something special. It wasn't just the space, or the flow of natural light through the open-plan ground floor, though that certainly added to the charm. What truly captivated us was the separate, self-contained annexe. The idea of having a fully self-contained space, meant we could bring my wife's parents to live next door. It gave us the gift of closeness without giving up our own sense of privacy. It's rare to find a setup that offers both so seamlessly.

Privacy has always been important to us, and this house delivers it in spades. Set back and not overlooked, it feels like a peaceful sanctuary from the world. The garden, with its generous space and recent upgrades, including a new wrought iron staircase to the top tier and a sleek porcelain patio, has become our favourite place to relax and entertain. There's something truly special about hosting friends and family in a setting that feels both intimate and open.

Inside, the home continues to impress. The rooms are bright and spacious, each one offering potential for different needs as life evolves. Whether it's a quiet home office, a creative craft room, or a cosy reading nook, the house adapts effortlessly to changing routines. And with the walk-in wardrobe and open-plan living space, it's also incredibly practical without compromising on luxury.

The annexe, meanwhile, has been a game-changer. With its own kitchen, living area, bedroom and bathroom, it could easily serve as a rental opportunity or an Airbnb, something we've always considered. It's completely self-sufficient and inviting, yet still feels connected to the heart of the home.

We've found the community here to be incredibly supportive, neighbours who are there when you need them, but never intrusive. When we travel, we know we can rely on them to water the plants and keep an eye on the house, which speaks volumes about the kind of neighbourhood this is.

Location-wise, it's been incredibly convenient. There are excellent transport links to the town centre and direct train services to London in under an hour. Supermarkets are just a short walk away, and we're fortunate to have both primary and secondary schools within a mile, making it ideal for families of all ages.

If we could offer one piece of advice to the future owners, it would be this: embrace the flexibility and warmth of this home. Whether you're looking to keep loved ones close or seeking a home that grows with your lifestyle, this place offers the perfect foundation.”*

* 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

The landing has a vaulted ceiling with roof window and a useful mezzanine for additional storage. There's a convenient first floor laundry pod with space and plumbing for the washing machine and oak doors that provide access to the four double bedrooms and a family bathroom. The principal bedroom is at the rear of the house, with an ensuite shower room and neighbouring dressing room. Bedroom two has delightful views across public open space and neighbouring homes and offers plenty of storage in the eaves and access to a loft space. Bedroom three is another impressive double room with a dormer window overlooking the frontage, whilst bedroom four is another double room with plenty of storage and views of the rear garden.









Annex

The annex, whilst integrated within the main structure is independent from the house, with its own gated side pedestrian access and a glazed door off the rear patio which leads into an impressive kitchen/dining room with a variety of built-in appliances, including a fridge and freezer, induction hob with extractor hood, Neff oven and Hotpoint microwave. There is a wall mounted central heating boiler that operates the heating for not only the annex but the main house as well, plumbing for a washer dryer and a slimline dishwasher. There's enough room for a small dining table, with views of the garden. The inner hall houses an airing cupboard with linen shelves, further cloak store and access to the bedroom, shower room and sitting room. The sitting room has views at the frontage and neighbours the double bedroom which has its own built-in double wardrobe and views at the front. There is a ground floor shower room with an opaque double glaze window to the side and tiled floor.







Outside Gardens & Parking

The property sits in an elevated position overlooking green public space and a convenient bus route to the town centre is just across the road. The fore garden is laid mainly to lawn with a block paved driveway entry and further gravelled parking area.

The south facing rear garden has been carefully landscaped with a level patio area of the rear elevation and raised borders, with steps leading onto the upper lawn where there's a pathway that leads to a brick built potting shed with pitched roof.





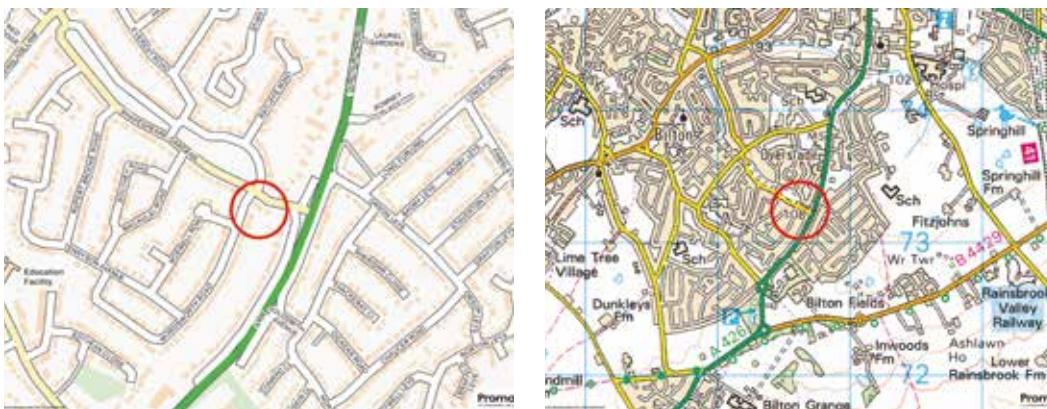
LOCATION

Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants and pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsver Hall and Draycote Water. With a range of excellent schools, Rugby is ideally placed for a well-rounded education. Equally so for transport too, thanks to its convenient motorway links and speedy rail services to Birmingham, Leicester and London Euston in around 50 minutes. Situated on the northern edge of Rugby, this location combines the relaxation of a semi-rural retreat by the River Avon, with plenty of amenities close by including a new retail park at hand and the Warwickshire countryside beyond.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa Warwick, Stratford upon Avon, Kenilworth, Henley In Arden and Rugby to name a few. The northern tip of the county is only three miles from the Derbyshire border. An average-sized English county covering an area of almost 2,000 km², it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in north Oxfordshire.



INFORMATION



Services, Utilities & Property Information

Tenure - Freehold

EPC Rating - C

Council Tax Band - E for the main house and A for the annex

Local Authority - Rugby Borough Council

Property Construction - Standard - cavity brick and tile

Electricity Supply - Mains electricity

Water Supply - Mains water

Drainage & Sewerage - Mains drainage and sewerage

Heating - Mains gas

Parking - Block paved driveway entry and further gravelled parking area.

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

Internet Connection - FTTP Broadband connection available - we advise you to check with your provider.

Special Notes - There are covenants on the property, please speak to the agent for further details.

Directions - Postcode CV22 6EZ

Viewing Arrangements

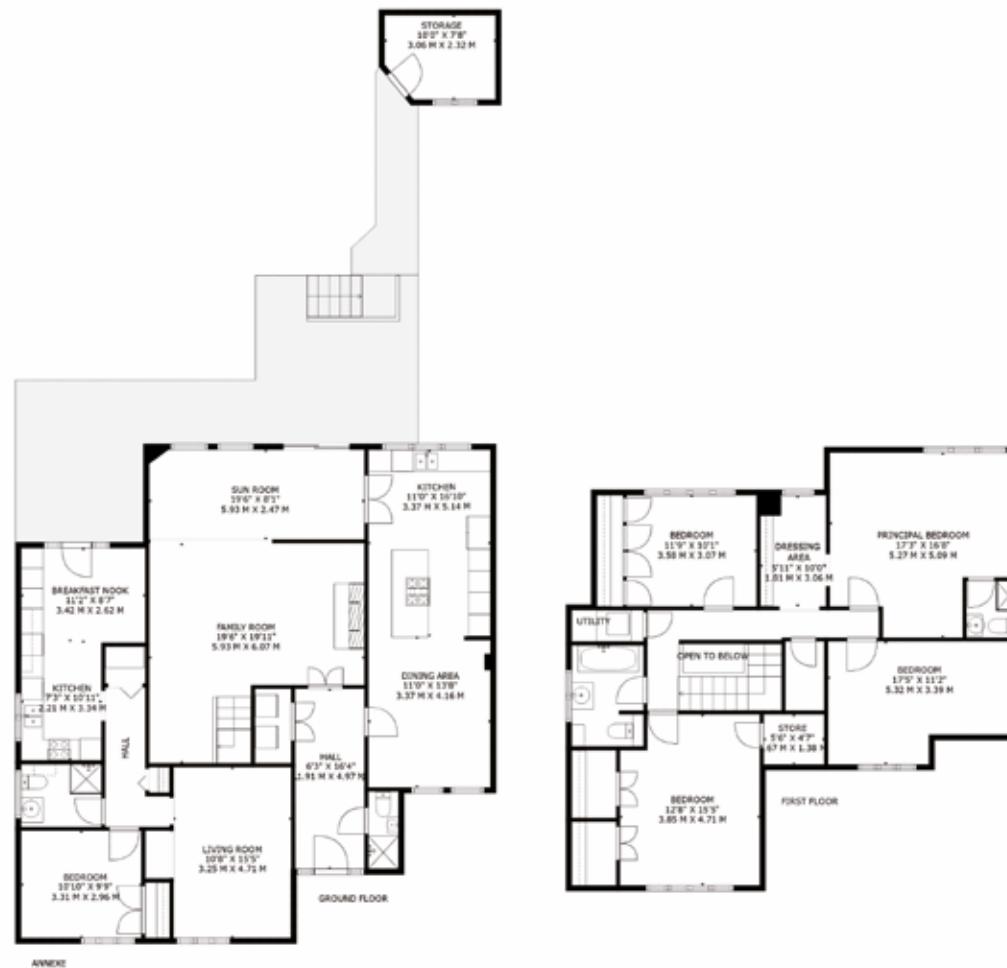
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

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



GROSS INTERNAL AREA: 2606 sq ft, 242 m²
 OPEN TO BELOW & LOW CEILINGS: 171 sq ft, 14 m²
 OUTBUILDING: 72 sq ft, 7 m²
OVERALL TOTALS: 2849 sq ft, 263 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure. 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

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.

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Fine & Country Rugby

01788 820070 | 07894 561313 | 07714 515484

claire.heritage@fineandcountry.com

sam.funnell@fineandcountry.com

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.

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

