



26 Ashlawn Road
Rugby | Warwickshire | CV22 5ES

FINE & COUNTRY

26 ASHLAWN ROAD



A deceptively spacious town house style property in one of Rugby's most popular suburbs.



KEY FEATURES

26 Ashlawn Road was believed to have been originally constructed in 1914 and provides all the hallmarks of a town house style property with spacious and light rooms, high ceilings and a welcoming hallway. The property has the benefit of two large reception rooms, a refitted cloakroom/utility room and a superb kitchen/dining room with a range of bespoke fittings in Italian oak, with a large island unit and a conservatory overlooking the garden. On the first floor there are five bedrooms with a master bedroom equipped with a refitted ensuite shower room and a luxurious family bathroom. The property has the provision of off-road parking with a block paved driveway and EV charge point, and an attractive rear garden which is not overlooked at the rear. This attractive home also has rendered elevations providing fantastic thermal insulation, recently installed solar panels, UPVC windows installed in 2022, and a new central heating boiler installed in the same year. The area is conveniently located for several popular schools, and shops and amenities are within a few minutes' walk.

Accommodation

Ground Floor

26 Ashlawn Road has a welcoming entrance hall, typical for the property style, with access to the two principal reception rooms, the utility room/cloakroom, and the large kitchen at the rear. The hall has a tiled floor and two useful storage cupboards. The sitting room has a large, double-glazed bay window, an attractive floor and a beautiful fireplace with log burner. The spacious dining room has an open fireplace with exposed brickwork, double-glazed patio doors leading to the rear garden, a service hatch to the kitchen and a hardwood floor. The utility room and cloakroom have a low-level WC and wash basin, tiled floor, units with a granite work surface, with one and a half bowl sink and space and plumbing for the washing machine and dryer. The kitchen/breakfast room has been enlarged to create a spectacular setting, with a large island unit with sink and breakfast bar along with a variety of cupboards, constructed from Italian oak, and high-quality quartz work surfaces. There are a range of built-in Neff appliances, including a dishwasher, a five-ring induction hob with extractor hood, two double ovens and a warming draw. The kitchen has a large pantry cupboard and space for an American style fridge freezer, whilst bifold doors lead to the conservatory and further bi folds lead to the patio area. The double-glazed conservatory provides great views of the garden.













SELLER INSIGHT

“The first thing that struck us about this house was its deceptively large size,” say the current owners of 26 Ashlawn Road. “An attractive yet modest frontage leads back to a spacious house with high ceilings, replete with special features such as a beautiful fireplace in the living room and chandeliers in many of the rooms. This is a home which balances character, volume and grandeur without being ostentatious.”

Since moving in, the owners have made various improvements to the property. “We wanted to keep the character of the home while bringing it into contemporary life,” they say. “To this end, we have invested in green technology to make the house more environmentally friendly, energy efficient and cost effective, by insulating the property and installing 20 solar panels on the roof and an electric car charging port. Inside, we have also made changes to the way the space is used, reconfiguring the layout of the ground floor to create an open plan kitchen with bespoke cabinetry and a vast island where our daughter can do homework while we cook or we can serve up a big buffet for family and friends. Dual aspect bifold doors lead out from the kitchen to the garden and conservatory, giving us a flexible, indoor-outdoor space which is perfect for everyday life and entertaining alike. Indeed, this is a wonderful house for parties, having three large reception rooms: the kitchen, where we have hosted many a birthday party with plenty of space for children to sit and do craft activities while the grown-ups stand around and chat; a dining room which currently serves as our daughter’s playroom; and a cosy yet spacious lounge with log burner where we love to relax on winter evenings with our dog and daughter stretched out in front of the fire warming themselves.”

Outside, the garden serves as an extension of the indoor living accommodation. “The garden is divided into several zones,” the owners say. “The patio is lovely for breakfast in the morning sun or for summer barbecues, looking out over a lawned area with mature planting for colour through the year. Also on the grass is a jungle gym, while on the back patio is a large trampoline, still leaving space for a big paddling pool for our daughter and her friends to splash around in the summer holidays. There is also an area at the bottom of the garden with two sheds, which could be developed into a further seating area or a vegetable patch, should the next owners wish to do so.”

The local area has much to recommend it, too. “We moved here for the excellent schooling, in particular the phenomenal Paddox primary school, which our daughter attends,” the owners say. “Having been converted from a middle school, Paddox has an unusual amount of space and facilities for a primary school, and offers plenty of extracurricular activities including a forest club. For secondary school age children, Rugby has two grammar schools, one for boys and one for girls, and Ashlawn School opposite the house is improving year upon year. The best thing about living here, however, is the balance of countryside and convenience: we have miles of open countryside on our doorstep for dog walks and weekend strolls, yet we are not isolated, with a Sainsburys and Aldi within 3 minutes’ walk for all our daily needs.”*

* 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 light and spacious landing has an original stained glass and leaded window, access to the five bedrooms and family bathroom together with a built-in storage cupboard and access to the loft space. Bedroom one has a sash style double-glazed window to the front, a range of built-in wardrobes and access to a refitted ensuite shower room with some contemporary style tiles, a wash basin with vanity unit and low-level WC. Bedroom five is also situated at the front of the property and is used as a convenient 'work from home' office. Across the landing is a refitted luxurious bathroom suite with a panelled bath with rainforest shower, twin sinks set into a granite worksurface, plenty of cabinetry for extra storage, travertine floor and wall tiles, together with a low-level WC and a chrome towel rail. Bedroom three is another double bedroom with a window to the side aspect. Bedrooms two and four are generous double bedrooms with views of the rear garden.









Outside

The property has an open plan frontage that has been blocked paved to provide parking for up to three vehicles, with an EV charge point. Gated side pedestrian access leads to the rear garden, which, has a large block paved terrace leading all the way from the dining room to the rear of the conservatory. The rest of the garden is laid mainly to lawn with a variety of shrubs and borders, with a large timber shed and further block paved patio area at the northern boundary, with a second shed and separate garden area beyond a picket fence.







LOCATION

Rugby is a historic market town located in Warwickshire, England, known for its deep ties to history and its growth from a modest settlement into a vibrant community. The town's origins date back to the early medieval period, when it was known as "Rocheberie," meaning "the fortified place of Hroca's people." While Rugby remained a small market town for many centuries, it began to flourish in the 19th century with the arrival of the railways, transforming it into an important transportation hub that connected various parts of the UK.

One of the town's most notable landmarks is Rugby School, which was founded in 1567. The school is famous not only for its Gothic Revival architecture and historical significance but also as the birthplace of rugby football, attracting visitors and students from around the world. Rugby School stands as a testament to the town's proud educational heritage, and it continues to play a key role in the community. Another important cultural site is the Rugby Art Gallery and Museum, which showcases local history and art, as well as housing the World Rugby Hall of Fame, celebrating the town's contribution to the sport. St Andrew's Church, with its 14th-century spire, is another historical gem, providing a glimpse into the religious and architectural past of the town.

Historically, Rugby has been associated with industry, particularly in engineering and manufacturing. During the 19th and 20th centuries, companies like British Thomson-Houston (BTH) and Willans & Robinson were major employers, fuelling the town's economy and growth. Today, while traditional heavy industry has declined, Rugby has adapted to modern times with a more diversified economy. The town is a hub for logistics and warehousing, thanks to its strategic location near major motorways, including the M1, M6, and A14, which provide excellent road connections to various parts of the country.

Rugby is also well-connected by rail, being a major junction on the West Coast Main Line. Trains regularly run to cities like London and Birmingham, making the town a convenient base for commuters and travellers. The town's educational institutions, besides Rugby School, include well-regarded schools such as Lawrence Sheriff School and Ashlawn School, which contribute to the town's reputation for academic excellence. Rugby College, part of the Warwickshire College Group, offers a range of vocational courses, making it a centre for further education in the region.

Recreationally, Rugby offers a blend of parks, sports facilities, and community spaces. Caldecott Park, located in the heart of the town, provides a tranquil spot for residents and visitors, with beautiful gardens, a children's play area, and a café. In addition to its famous rugby heritage, the town also caters to a variety of other sports, including football, cricket, and golf. Throughout the year, Rugby hosts a range of events, from music festivals to food fairs, reflecting the town's vibrant cultural life.



INFORMATION

Services

Heating - Gas central heating

Utilities - Solar panels, mains water, drainage, gas and electricity are connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Ultrafast Broadband Speed is available in the area

Tenure - Freehold

Title - Please speak with the agents for further details

Parking - Driveway parking is available for up to three vehicles, with an EV charging point

Directions - Postcode CV22 5ES

Local Authority: Rugby Borough Council

Council Tax Band: E

Viewing Arrangements

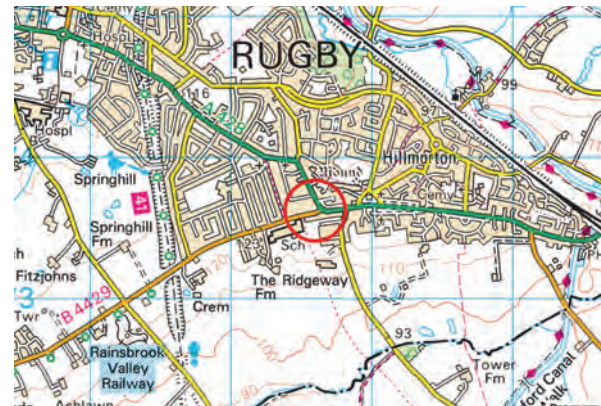
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL: 2182 sq. ft, 202 m2
GROUND FLOOR : 1240 sq. ft, 115 m2, FIRST FLOOR : 942 sq. ft, 87 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



PRS Property Redress Scheme



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 13.12.2024

FINE & COUNTRY



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 HERITAGE 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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