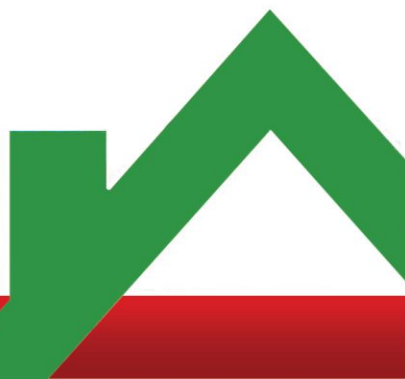




## THE HONEYPOT

MAIN STREET  
BOURTON ON DUNSMORE  
NR. RUGBY  
WARWICKSHIRE  
CV23 9QS

**GUIDE PRICE: £625,000**





# A STUNNING & WELL APPOINTED FOUR BEDROOM DETACHED FAMILY HOME WITH OPEN COUNTRYSIDE VIEWS TO THE REAR

## DESCRIPTION

**Brown & Cockerill Estate Agents are delighted to offer for sale this well-appointed four-bedroom detached home situated in the sought-after residential village of Bourton on Dunsmore with views over open countryside to the rear.**

This picturesque Warwickshire village is conveniently situated 5 miles south-west of Rugby town and 10 miles south-east of Coventry city centre. There is a village hall and a grade II listed village church which dates to the 13th century.

Nearby Dunchurch village offers a comprehensive range of amenities and facilities to include independent boutique stores and shops, restaurants, excellent schooling and convenient road and motorway access to the surrounding M1/M45/A45/A46 network.

This unique designed home is constructed of traditional brick with a tiled roof, and offers accommodation to comprise of an entrance hall, lounge with feature log-burner, kitchen/dining room with integrated premium Neff appliances, a separate utility room, a ground floor cloakroom/W.C. and a conservatory which offers views over the rear garden.

To the first floor there is a landing with doors leading off to the master bedroom which has an en-suite shower room which has been refitted with a 'Villeroy & Boch' suite.

The remaining three bedrooms are all well-proportioned with bedroom four being currently used as a home office/study. The family bathroom has also been fitted with a contemporary white suite.

The property benefits from gas fired central heating to radiators and Residence double glazed windows throughout. Residence 7 windows offer all the charm and beauty of traditional timber windows, with all the modern benefits.

Externally, there is a large, shared driveway providing ample off-road parking to the front and side. There is an external EV vehicle charging point and access to the single garage.

The enclosed rear garden benefits from an East facing aspect and is laid extensively to lawn with mature low hedging and fencing to the boundaries.

Flowering and herbaceous shrub planters and borders. There is a large sandstone patio to the immediate rear which provides an ideal al-fresco dining and entertaining space.

**Planning permission** has been granted to replace the current conservatory with a brick-built garden room/extension. Details are available from the office. (Planning reference: R23/0977)

Viewing is strictly by appointment and early viewing is considered essential.

**Gross internal area: 123m<sup>2</sup> (1323ft<sup>2</sup>)**

## THE ACCOMMODATION COMPRISES:

### ENTRANCE HALL

7' 8" x 6' 8" (2.34m x 2.03m) With double glazed composite front entrance door. Double glazed window to the front elevation. Radiator. Amtico flooring. Staircase off to the first floor landing. Coved ceiling.



### LOUNGE

16' 3" x 16' 0" plus bay (4.95m x 4.88m plus bay) With double glazed window to the front elevation. Feature Stovax log-burner with Brazilian slate hearth. Amtico flooring. Two radiators. Television aerial point. Three wall light points. Coved ceiling. Under stair storage cupboard.



### KITCHEN/BREAKFAST ROOM

19' 3" x 12' 6" (5.87m x 3.81m) Fitted with a comprehensive range of contemporary base and wall mounted units with granite work surfaces and upstands. Stainless steel sink with mixer tap over. Fitted Neff appliances to comprise of a five-ring gas hob with electric combination steam oven, plate warming drawer below and extractor over. Further separate fan assisted oven and an integrated dishwasher. Recessed ceiling lights. Ceramic tiled floor. Double glazed window overlooking the rear garden. Double glazed double doors opening through to the conservatory.



### UTILITY ROOM

12' 8" x 5' 10" (3.86m x 1.78m) Fitted with a range of base and wall mounted units. Adjoining work surfaces with coordinating part tiled walls. Ceramic tiled floor. Space and plumbing for an automatic washing machine and tumble drier. Space for an American style fridge freezer. Radiator. Double glazed window to the front elevation.



### CLOAKROOM/W.C. 5' 10" x 2' 10" (1.78m x 0.86m)

Fitted with a white suite to comprise of a close coupled W.C. and wash hand basin with tiled splashbacks. Radiator. Ceramic tiled floor. Skylight.



### CONSERVATORY 15' 0" x 9' 11" (4.57m x 3.02m)

Of Upvc double glazed construction. Double doors opening onto the rear patio. Ceramic tiled floor.





### FIRST FLOOR LANDING

12' 3" x 5' 11" (3.73m x 1.80m) With access to loft storage via a drop-down ladder. Radiator. Double glazed window to the side elevation.



### BEDROOM ONE

12' 9" x 10' 1" (3.89m x 3.07m) With double glazed window to the rear elevation. Radiator.



### EN-SUITE SHOWER ROOM

9' 6" x 5' 5" (2.90m x 1.65m) Fitted with a white 'Villeroy & Boch' suite to comprise of a walk-in shower with thermostatically controlled mixer shower over, vanity wash hand basin and close coupled W.C. Coordinating part tiled walls. Porcelain tiled floor. Built-in storage. Wall mounted mirror with light. Opaque double glazed window to the front elevation.



### BEDROOM TWO

9' 9" to wardrobes x 9' 0" (2.97m to wardrobes x 2.74m) With double glazed window to the front elevation. Radiator. Built-in wardrobes providing shelving and hanging space.



### BEDROOM THREE

12' 9" x 8' 10" (3.89m x 2.69m) With double glazed window to the rear elevation. Radiator. Built-in wardrobes providing shelving and hanging space.



### BEDROOM FOUR

9' 11" x 7' 1" (3.02m x 2.16m) Currently used as a home office/study. Double glazed window to the side elevation. Radiator.





### **FAMILY BATHROOM**

6' 10" x 6' 6" (2.08m x 1.98m) With a contemporary white suite to comprise of a 'P' shaped panelled bath with mixer shower attachment over, vanity wash hand basin and a close coupled W.C. Chrome heated towel rail. Coordinating part tiled walls. Porcelain tiled floor.



### **REAR GARDEN**

The enclosed rear garden benefits from an East facing aspect and is laid extensively to lawn with mature low hedging and fencing to the boundaries. There is a large sandstone patio to the immediate rear which provides an ideal al-fresco dining and entertaining space.



### **FRONT GARDEN**

The property is approached via a large driveway which offers onsite parking for up to four vehicles. There is a mature hedgerow to the front boundary.

### **GARAGE**

18' 5" x 8' 10" (5.61m x 2.69m)

With up and over door. Power and light connected. Personnel door to the side.



## DIRECTIONS

Head away from Rugby town centre along the A428 to turn left onto the A4071 bypass. Follow the signs to take the B4453 towards Frankton.

After 1 mile turn left onto Main Street and continue for 100m. The property can be located on the left-hand side opposite the red telephone box and identified via a Brown & Cockerill For Sale sign.

## VIEWINGS

For further information or to arrange a viewing, please contact our Rugby office on 01788 551111.

## AGENT'S NOTES

All mains services are connected.

Local Authority: Rugby Borough Council  
Council Tax Band: D

## EPC RATING

### Energy performance certificate (EPC)

The Honey Pot Main Street Bourton RUGBY CV23 9QS	Energy rating <b>C</b>	Valid until: 21 April 2035 Certificate number: 8735-9524-3400-9562-9226
--	---------------------------	--

Property type	Detached house
Total floor area	123 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

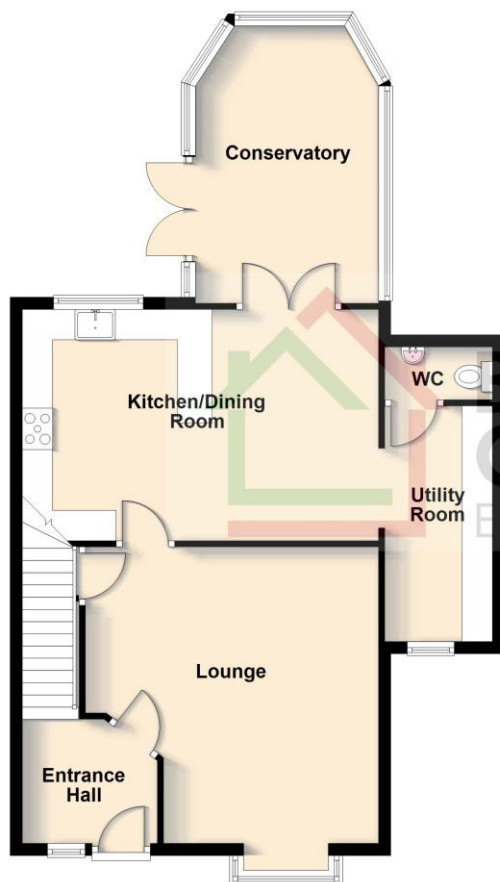
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



### Ground Floor



### First Floor



BROWN & COCKERILL PROPERTY SERVICES LIMITED have prepared these details in good faith from our own inspection and on information supplied by the seller. They are set out as a general outline only and for intended purchasers and do not constitute part of any offer or contract. All descriptions and dimensions, reference to condition and fixtures and fittings are not intended as statements or representations of fact but purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of BROWN & COCKERILL PROPERTY SERVICES LIMITED has any authority to make or give any representation or warranty whatsoever in relation to this property. BROWN & COCKERILL PROPERTY SERVICES LIMITED do not check as to the working order of any electrical equipment, heating appliances or plumbing services. Prospective purchasers should satisfy themselves by inspection.

Brown & Cockerill Estate Agents  
12 Regent Street  
Rugby  
Warwickshire  
CV21 2QF



Telephone: 01788 551111

sales@brownandcockerill.co.uk  
www.brownandcockerill.co.uk