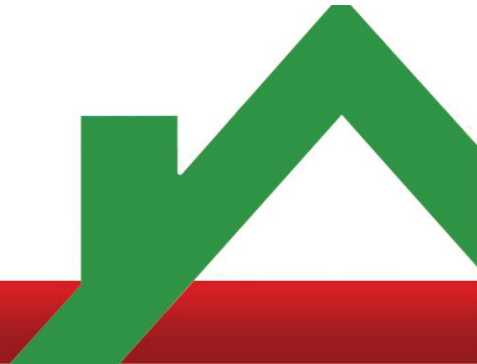




WRENS NEST

CAWSTON
RUGBY
WARWICKSHIRE
CV22 7RY

Guide Price £795,000



THE PROPERTY IS SITUATED WITHIN A SECLUDED WOODLAND SETTING CLOSE TO BILTON VILLAGE AND RUGBY TOWN WHICH OFFER A WIDE RANGE OF AMENITIES AND EXCELLENT SCHOOLING FOR ALL AGES.
THERE IS EXCELLENT COMMUTER ACCESS TO THE SURROUNDING M1/M45/A45 ROAD AND MOTORWAY NETWORK

AN EARLY VICTORIAN DETACHED RESIDENCE WITH ANNEXE SET WITHIN IDYLIC WOODLAND & GROUNDS

DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this unique detached character home dating back to around 1820 and built within part of the former estate of nearby Cawston House. The property occupies an idyllic and tranquil position within mature woodland and grounds extending to approximately 1.82 acres.

The current owners have occupied the property for over 40 years and in that time have improved the layout of the accommodation which now provides a versatile family home ideal for home working or an extended family.

Planning permission was previously granted (now lapsed) to extend the main residence to offer two further bedrooms with dressing rooms and ensuite facilities (details available upon request).

This stunning home boasts a wealth of character and period features to include open fireplaces, feature floorings and exposed beams. The accommodation to the main house is set over two floors with a central courtyard leading to the self-contained annexe and a further home office to the side.

In brief, the accommodation comprises of an entrance hall with original flagstone flooring, sitting room with open fireplace, separate formal dining room, a fully fitted kitchen/breakfast room, cellar, separate utility room, cloakroom/w.c., contemporary wet room with a freestanding bathtub, stunning orangery and a vine conservatory.

To the first floor there is a galleried landing with oak balustrade which leads to two double bedrooms and a separate cloakroom/W.C.

The self-contained detached annexe can offer independent living for an elderly or extended family member and comprises of a lounge with multi fuel burner, fully fitted modern kitchen with integrated appliances, a double bedroom and a contemporary wet room.

To the side of the annexe is a further building which can be used as additional guest living space or a comfortable home office and has a fitted kitchen and modern shower room.

The front of the property benefits from a south-west facing aspect with a large timber deck sun terrace overlooking the formal gardens and lawns. Established woodland envelops the property on all sides with vehicle access, a double garage and a workshop being situated to the rear.

Gross internal area: 1486ft² (138m²)

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL

13' 2" x 6' 10" (4.01m x 2.08m) Enter via a solid timber part glazed front entrance door. Oak staircase off to the first floor landing. Feature flagstone flooring. Single panelled radiator. Dado rail. Wall light point. Connecting doors off to:

SITTING ROOM

12' 5" x 12' 0" (3.78m x 3.66m) With glazed windows to the front and side elevations. Engineered timber flooring. Feature cast iron open fireplace with marble surround and mantle over. Television aerial point. Skirting heater. Recessed display alcoves with built in storage cupboards.



DINING ROOM

13' 2" x 10' (4.01m x 3.05m) With glazed window to the front elevation. Feature cast iron fireplace with slate surround and mantle over. Recessed display alcoves with fitted glazed shelving. Radiator. Feature flagstone flooring. Wall light point.



UTILITY ROOM

5' 5" x 4' 8" (1.65m x 1.42m) With space and plumbing for an automatic washing machine. Space for an upright fridge/freezer. Decorative quarry tiled floor. Recessed shelving. Access to loft storage space. Recessed ceiling light. Window to the front elevation. Radiator.

GROUND FLOOR CLOAKROOM/W.C.

5' 4" x 2' 4" (1.63m x 0.71m) Fitted with a white suite comprising of a close coupled w.c. and a wash hand basin. Coordinating part tiled walls. Decorative quarry tiled floor. Tongue and groove panelling to dado rail height. Extractor. Window to the side elevation.

KITCHEN/BREAKFAST ROOM

16' x 11' (4.88m x 3.35m) Fitted with a range of 'Shaker' style eye and base level units with contrasting oak edged work surfaces and co-ordinated part tiled walls. One and a half bowl sink and drainer with swan neck mixer tap over. Decorative quarry tiled flooring. Fitted induction hob with electric oven and extractor over. Integrated fridge. Radiator. Recessed lighting. Solid timber stable door to the enclosed central courtyard.



BATHROOM

10' 5" x 6' 4" (3.18m x 1.93m) Refitted with a contemporary white suite to comprise of a freestanding bathtub with stand-alone chrome mixer tap, vanity wash hand basin and open shower area with mixer 'rain' shower. Coordinating part tiled walls. Ceramic tiled floor with under floor heating. Recessed lighting. Chrome heated towel rail. Window with folding shutters to the rear elevation.



REAR HALLWAY

8' 11" x 6' 5" (2.72m x 1.96m) With solid Oak front entrance door with borrowed light over. Window to the side elevation. Decorative quarry tiled floor. Double radiator. Built in cloak cupboard. Dado rail. Exposed beam to ceiling. Connecting Doors off to:



STUDY/WORK AREA

6' 5" x 4' 3" (1.96m x 1.30m) With decorative quarry tiled floor. Radiator. Work surface. Connecting door to:

ORANGERY

15' 10" x 13' 9" (4.83m x 4.19m) A light and airy room with glazed central lantern. Feature cast iron fireplace with marble surround and mantle over. Two ornate cast iron radiators. Red quarry tiled floor. Windows to the side and rear elevations. Decorative cornice to ceiling. Two wall light points. Telephone point. Three glazed double doors opening into the Conservatory.



VINE CONSERVATORY

19' 9" x 6' 4" (6.02m x 1.93m) plus 23' 2" x 5' 8" (7.06m x 1.73m) - An 'L' shaped room of timber and glazed construction which wraps the Orangery. Double doors open onto the front garden and side. Cold water connection. Electrical socket. Flagstone flooring.

CELLAR

10' 6" x 5' 7" (3.20m x 1.70m) A dry room providing excellent storage space. There is a good degree of headroom and accessed from the Kitchen/Breakfast Room. Power and light connected. Fitted base and wall mounted units with shelving. Flagstone flooring. Recessed ceiling lights. 'Astoria Super 80' wood burning boiler.

FIRST FLOOR

GALLERIED LANDING

12' 5" x 7' 8" (3.78m x 2.34m) With oak handrail and turned balusters. Window to the front elevation. Dado rail. Two wall light points. Walk in linen/airing cupboard housing hot water cylinder.



BEDROOM ONE

12' 0" x 9' 3" (3.66m x 2.82m) With window to the front elevation. Wall light point. Radiator. Mirrored wall. Walk in wardrobe providing hanging space.



BEDROOM TWO

9' 9" x 9' 4" (2.97m x 2.84m) With window to the front elevation. Two wall light points. Radiator. Built in wardrobes providing shelving and hanging space.



CLOAKROOM/W.C.

8' 2" x 3' 5" (2.49m x 1.04m) Fitted with a contemporary white suite to comprise of a close coupled w.c. and a vanity wash hand basin. Coordinating part tiled walls. Dado rail. Heated chrome towel rail. Extractor. Window to the rear elevation.

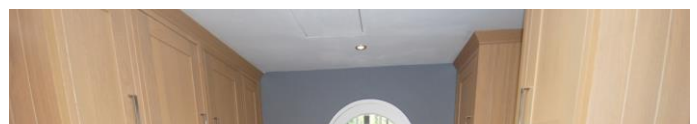
DETACHED ANNEXE

ENTRANCE PORCH

Entry via a glazed front entrance door. Double glazed windows to all sides. Solid timber door and further arched part glazed timber entrance door through to:

KITCHEN

10' 1" x 7' 9" (3.07m x 2.36m) Fitted with a comprehensive range of modern base and wall mounted units to incorporate a one and a half bowl sink and drainer with mixer tap over. Adjoining work surfaces with coordinating part tiled walls. Split ceramic/induction hob with combination over. Integrated fridge/freezer, slim-line dishwasher and wine chiller. Ceramic tiled floor. Pelmet lighting. Skylight. Telephone point. Double radiator. Connecting doors off.



ANNEXE LOUNGE

12' 0" x 10' 7" (3.66m x 3.23m) With feature multi-fuel burner. Double radiator. Television aerial point. Exposed beam to ceiling. Three wall light points. Recessed ceiling lights. Solid timber floor. Glazed door through to the Bedroom. Glazed double doors opening into the Conservatory.



ANNEXE BEDROOM

10' 6" x 8' 9" (3.20m x 2.67m) With windows to the front and side elevations. Double radiator. Wall light point. Solid timber floor.



CONSERVATORY

21' 2" x 7' 4" maximum (6.45m x 2.24m maximum) Of timber and double glazed construction with double doors opening onto the central courtyard. Two radiators. Decorative slate tiled floor.



DOUBLE GARAGE

21' x 18' 4" (6.40m x 5.59m) Attached to the annexe and accessed via a track from the rear of the property. Two electric roller shutter doors to the front elevation. Power and light connected. Window and personnel door to the rear elevation. Connecting door to:

WORKSHOP

13' 8" x 9' 8" (4.17m x 2.95m) With window to the rear elevation. Power and light connected. Floor standing oil fired central heating boiler and hot water cylinder.

HOME OFFICE/CABIN

12' 9" x 9' 5" (3.89m x 2.87m) A detached timber cabin adjacent to the main house which provides a useful home office/work space and has been previously used as guest accommodation. There is a fitted modern kitchen area with sink, induction hob, microwave oven and fridge. Two radiators. Television aerial point. Solid timber floor. Windows to the front and side elevations.



HOME OFFICE/CABIN SHOWER ROOM

Fitted with a modern white suite to comprise of a shower cubicle with mixer shower over, wash hand basin and a close coupled w.c. Coordinating part tiled walls. Radiator. Extractor. Window to the front elevation.

GROUNDS & WOODLAND

A formal lawn and well stocked gardens adjoin the property with a private central courtyard being positioned to the rear of the main house and the front of the annexe. Planning permission was previously granted (now lapsed) to connect the main house and the annexe to provide extended and versatile accommodation.





MAINS SERVICES

Mains Electricity & Water Connected

No Mains Gas

Private Sewerage to a Septic Tank

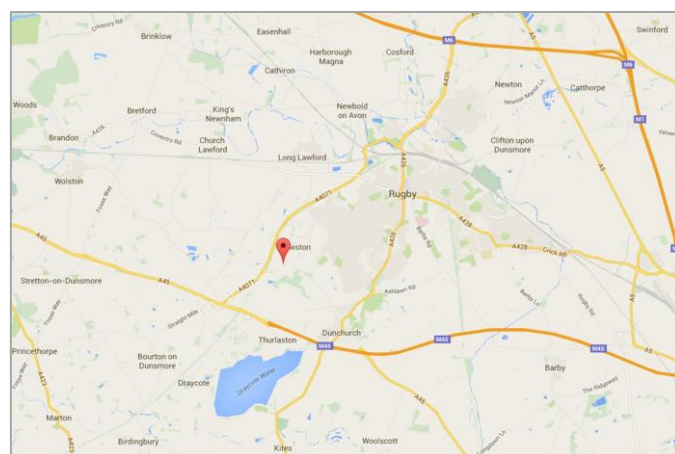
LOCATION PLAN



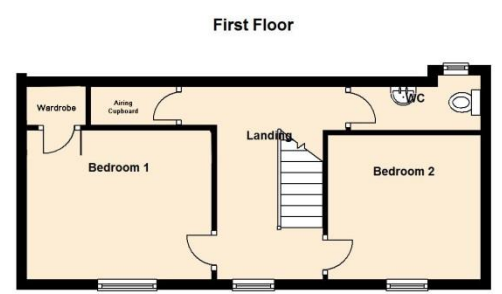
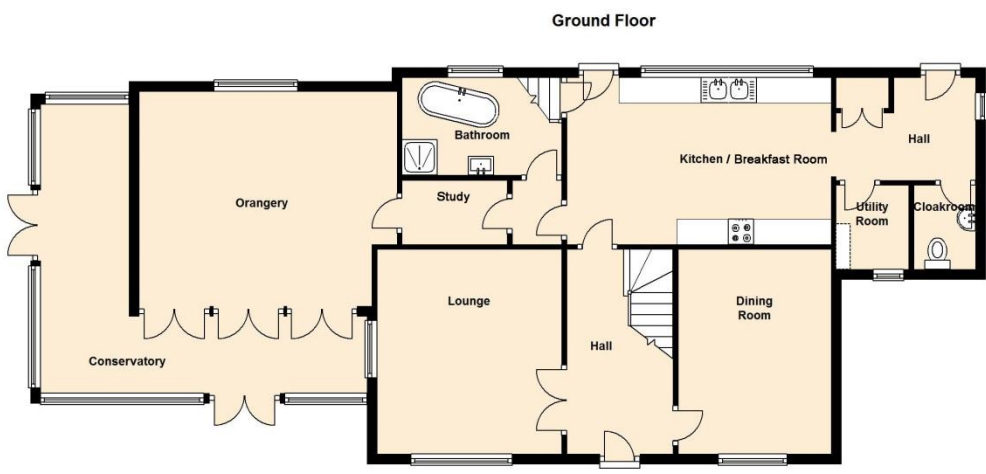
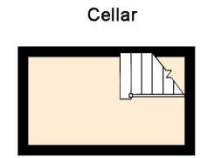
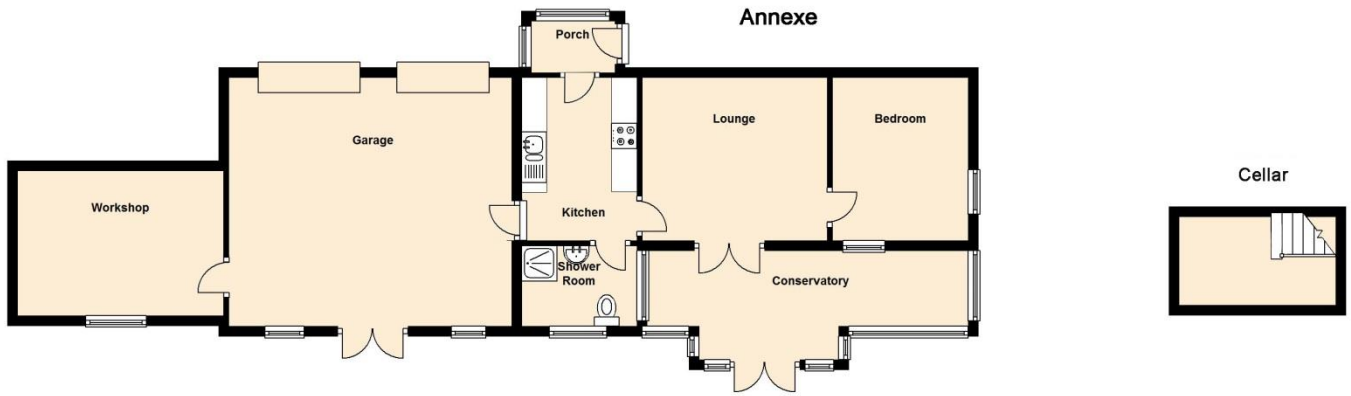
The central courtyard provides an excellent al-fresco entertaining space with a large terrace seating area with semi sunken hot tub. External shower. Courtesy lighting. Cold water connection. Wood stores. The secure courtyard is enclosed by brick walling and decorative wrought iron railings and gates.



There is a screened fruit and vegetable cultivation area to the side of the main house with raised beds and assorted fruit trees. The adjoining woodland ensures a variety of natural wildlife and flora throughout the year and provides some excellent rambling/dog walks.



FLOOR PLAN



Energy performance certificate (EPC)

WIRENS NEST COVENTRY ROAD CAWSTON RUGBY CV22 7RY	Energy rating	Valid until:	28 February 2031
	E	Certificate number:	2630-3004-8202-5289-0200

Property type	Detached house
Total floor area	138 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 E. It has the potential to be C.

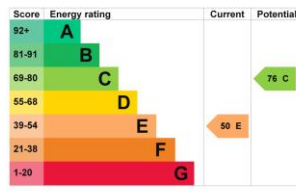
[See how to improve this property's energy efficiency.](#)

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



LOCATION

The property is situated on the south-west periphery of Rugby town, close to Bilton village. There are a comprehensive range of amenities available within the village, to include a parade of shops and stores, public houses, and excellent local schooling including Rugby High School for Girls. The property is conveniently situated for road access to the surrounding towns of Rugby, Leamington Spa, Coventry and Stratford-Upon-Avon and intercity rail links to London Euston and Birmingham New Street.

DIRECTIONS

Proceeding from our Town Centre office, continue away from the town centre along the B4642 Bilton Road for approximately 2 miles. Continue through Bilton village and proceed along the Coventry Road for a further 0.3 miles. At the turning immediately after Nature Trails Day Nursery and before the Farm, turn left onto the track. Continue through the security gate and take the track through Cawston Spinney Wood. Take the first turning left within the wood and follow the track around to the property.

VIEWINGS

Viewings are strictly by appointment.

For further information, please contact our Rugby office on 01788 551111.



BROWN & COCKERILL ESTATE AGENTS 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 ESTATE AGENTS has any authority to make or give any representation or warranty whatsoever in relation to this property. BROWN & COCKERILL ESTATE AGENTS do not check as to the working order of any electrical equipment, heating appliances or plumbing services. Prospective purchasers should satisfy themselves by inspection.

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