



Coventry Road, Brinklow, Rugby, CV23 0NE



**GUILD HOUSE**  
Estate Agents





Guild House Estate Agents are pleased to present to the market this unique detached character property set in the heart of Brinklow.

This detached village property has been beautifully maintained and stylishly updated by the current owner providing some unique character features and spacious living throughout to comprise: large entrance hallway with two built in storage cupboards and herringbone design kamdean floor. Doors leading off to spacious reception room offering views to the front aspect with feature fireplace and double doors through to a well proportioned lounge boasting built in book shelves with storage below and a beautiful bespoke natural stone fireplace with remote control log fire. Also situated off the hallway is a gorgeous refitted kitchen breakfast room. The kitchen has been fitted with a range of pale grey shaker style units incorporating integrated fridge/freezer, dishwasher, double oven, gas hob and extractor, all complimented by stainless work surfaces. Step down into a cosy eating area with wood burning stove and doors into the pool area. Completing the ground floor is a fabulous indoor leisure room with large heated swimming pool, jacuzzi and sauna with fully updated heating and filtration system, all with direct access into the garden. This is a really expansive space which includes a modern shower room and utility room, the whole area could be completely remodelled and reutilised for whatever requirements a prospective buyer may have.

To the first floor the landing leads off to four double bedrooms. The generous principle bedroom benefits from a full range of built in wardrobes and views over the rear garden. There are three further double bedrooms and a large stunning refitted family bathroom with freestanding bath and separate shower enclosure. Internally the property benefits from gas central heating and double glazing throughout.

Externally this village home doesn't disappoint, boasting a good sized private rear garden. Mainly laid to lawn with well stocked borders, mature shrubs and trees, a large paved patio directly outside of the indoor pool area, ideal for outdoor entertaining. To the front of the property there is a gated courtyard providing parking for one car as well as a double garage with parking in front of it.



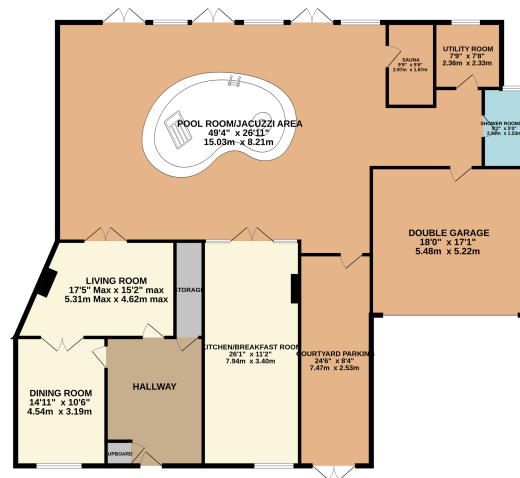


- DETACHED CHARACTER PROPERTY
- INDOOR SWIMMING POOL, JACUZZI AND SAUNA
- FOUR DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- BRINKLOW VILLAGE
- REFITTED BATHROOM AND GROUND FLOOR SHOWER ROOM
- UTILITY
- REFITTED KITCHEN/DINER
- TWO GENEROUS RECEPTION ROOMS
- GATED COURTYARD PARKING & DOUBLE GARAGE
- GOOD SIZED PRIVATE REAR GARDEN

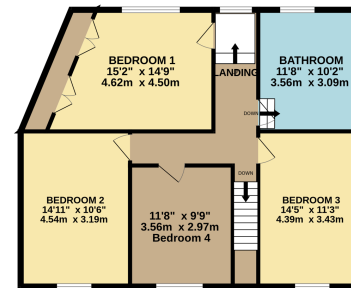




GROUND FLOOR  
2551 sq.ft. (237.0 sq.m.) approx.



1ST FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings 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.



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