



The Rickyard, Easenhall, Warwickshire, CV23 0JN



GUILD HOUSE
Estate Agents



Guild House Estate Agents are pleased to present to the market this well appointed four bedroom detached property set in the heart of Easenhall. Ever popular, the village lies just outside Rugby in Warwickshire but is also just a short drive into the thriving village of Brinklow, and busy towns of Rugby, Lutterworth & Coventry. A regular bus service operates between Rugby and Coventry. Easenhall is ideally positioned for commuters with easy access to the A5, A14, M1 and M6 as well as a high-speed rail service from Rugby station to London Euston which takes just under 50 minutes.

This outstanding detached village property in Easenhall has been beautifully maintained by the current owners boasting spacious and tasteful decor throughout. In brief the accommodation comprises: entrance hallway, gorgeous dual aspect lounge with feature fireplace and French doors onto the garden, two further well proportioned reception rooms, one currently used as an office and the second being utilised as a playroom. Continuing on there is a cloakroom/w.c, good sized utility room and completing the ground floor is a fantastic lifestyle family kitchen with plenty of space for a large dining table and chairs as well as snug area with sofas. The kitchen is fitted with a comprehensive range of units incorporating integrated Neff appliances to include dishwasher, double oven, gas hob and extractor, all perfectly complimented by granite work surfaces.

To the first floor this property continues to impress with a fantastic principle bedroom boasting a dressing area with a bank of built in wardrobes and spacious en suite with built in storage. Another generously proportioned double bedroom also benefits from built in wardrobes and en suite shower room. There are two further good sized bedrooms and a refitted family bathroom which gives the wow factor. With a contemporary free standing bath, walk in 'rainfall' shower, built in TV and Bluetooth speakers! Internally the property boasts upgraded upvc double glazing, gas central heating and part boarded loft with pull down ladder.

Externally the enclosed gardens offer a huge amount of privacy. A well tended lawn is surrounded by mature shrubs and paved patios providing plenty of space for entertaining. A small, driveway

enclosed by low height mature hedgerows.

VIEWING IS HIGHLY RECOMMENDED.



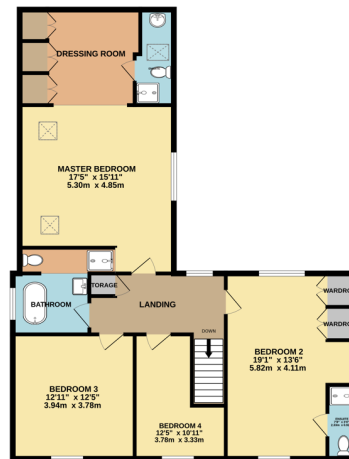
- DETACHED VILLAGE PROPERTY
- FOUR BEDROOMS
- MASTER BEDROOM WITH EN SUITE, DRESSING AREA & BUILT IN WARDROBES
- GUEST BEDROOM WITH EN SUITE & BUILT IN WARDROBES
- LUXURY REFITTED FAMILY BATHROOM
- LARGE KITCHEN/DINING/FAMILY ROOM
- LOUNGE WITH DOORS ONTO GARDEN
- GROUND FLOOR OFFICE
- PLAYROOM/DINING ROOM
- UTILITY AND GROUND FLOOR W.C
- ENCLOSED PRIVATE GARDEN
- DOUBLE GARAGE WITH BOARDED LOFT SPACE
- EPC - C



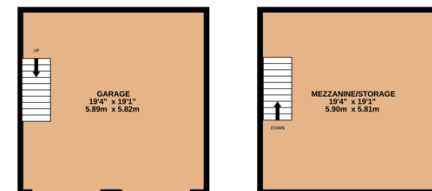
GROUND FLOOR
1119 sq.ft. (103.9 sq.m.) approx.



1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



2ND FLOOR
737 sq.ft. (68.4 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.