



3 HUNTERS MOON

Offers Over £800,000 Freehold

FLECKNOE  
RUGBY  
WARWICKSHIRE  
CV23 8BD



12 Regent Street | Rugby | Warwickshire | CV21 2QF

01788 551111 | sales@brownandcockerill.co.uk | www.brownandcockerill.co.uk



DESCRIPTION

Brown and Cockerill Estate Agents are delighted to offer for sale this substantial five bedroom detached property situated in the picturesque village of Flecknoe. The property is of standard brick built construction with a tiled roof and has mains services connected (with the exception of gas).

The rural hill top village of Flecknoe lies approximately 10 miles south of Rugby, 6 miles west of Daventry and 15 miles east of Royal Leamington Spa and has a church, village hall and the Grand Union Canal to the north.

There are excellent commuter links available to the surrounding M1/M6/A45/A5 road and motorway networks and Rugby railway station offers a mainline intercity service to Birmingham New Street and London Euston in under one hour.

The accommodation is set over two floors and in brief, comprises of an entrance hall with a feature staircase rising to the first floor landing. There is an impressive inglenook fireplace with a tiled hearth and multi fuel burner in the lounge and French doors opening out to the rear garden. There is a study, formal dining room and further family room along with a ground floor cloakroom/w.c. The kitchen is fitted with shaker style units and has an integrated fridge/freezer, space for Rangemaster cooker and plumbing and space for a dishwasher. The separate utility room has space and plumbing for a washing machine and tumble dryer with a door giving access to the side of the property. The conservatory has patio doors and a further door opening onto the rear garden and has tiled flooring with electric underfloor heating.

To the first floor, the spacious landing gives access to the master bedroom with a dressing area, fitted wardrobes and an en-suite bathroom fitted with a four piece suite. The second bedroom has fitted wardrobes and an en-suite shower room fitted with a three piece suite. There are two further well proportioned bedrooms both with fitted wardrobes and another bedroom with a fitted cupboard. The family bathroom if fitted with a four piece suite to include a bath, shower enclosure, pedestal wash hand basin and low level w.c.

The property benefits from oil fired central heating to radiators and Upvc double glazing.

Externally, the property is accessed via secure gated entry giving access to a block paved driveway which provides ample off road parking for approximately four vehicles and leads to the double garage which houses the oil fired central heating boiler and benefits from power and lighting connected. The mature and enclosed rear garden has a patio area to the immediate rear which is ideal for al fresco dining/entertaining, a decked area and the remainder laid to lawn. There are various trees and shrubs and a water feature.

Early viewing is considered essential to avoid disappointment. The property is being offered for sale with no onward chain.

Gross Internal Area: approx. 262 m² (2820 ft²).

AGENTS NOTES

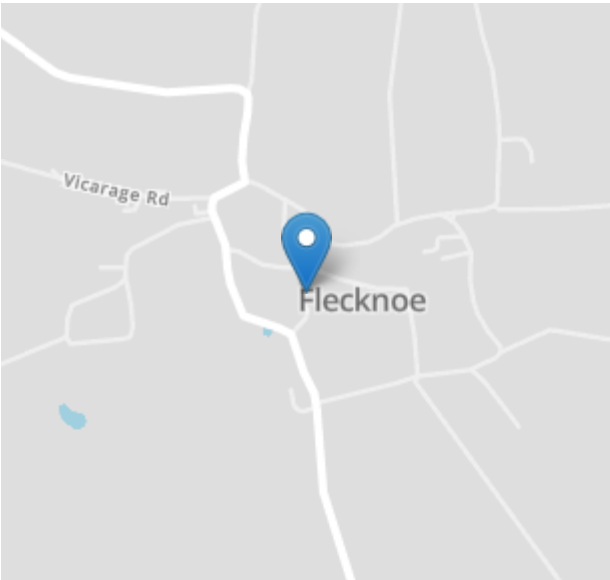
Council Tax Band 'G'.  
What3Words: ///stall.sprinter.tripped

MORTGAGE & LEGAL ADVICE

As part of our service we can arrange financial/mortgage advice and recommend legal services to assist with buying or selling your property.  
To arrange for a free conveyancing quote or to book an appointment with one of our independent mortgage advisors, please just ask one of our team.

KEY FEATURES

- **A Substantial Five Bedroom Detached Property in Picturesque Village Location**
- **Three Separate Reception Rooms Plus Conservatory and Study**
- **Kitchen with Separate Utility Room, Ground Floor Cloakroom/W.C.**
- **Master Bedroom with Dressing Area and Four Piece En-Suite Bathroom**
- **Bedroom Two with En-Suite Shower Room, Further Family Bathroom with Four Piece White Suite**
- **Oil Fired Central Heating to Radiators and Upvc Double Glazing**
- **Enclosed Rear Garden, Ample Off Road Parking and Double Garage**
- **Early Viewing is Considered Essential, No Onward Chain**



ENERGY PERFORMANCE CERTIFICATE

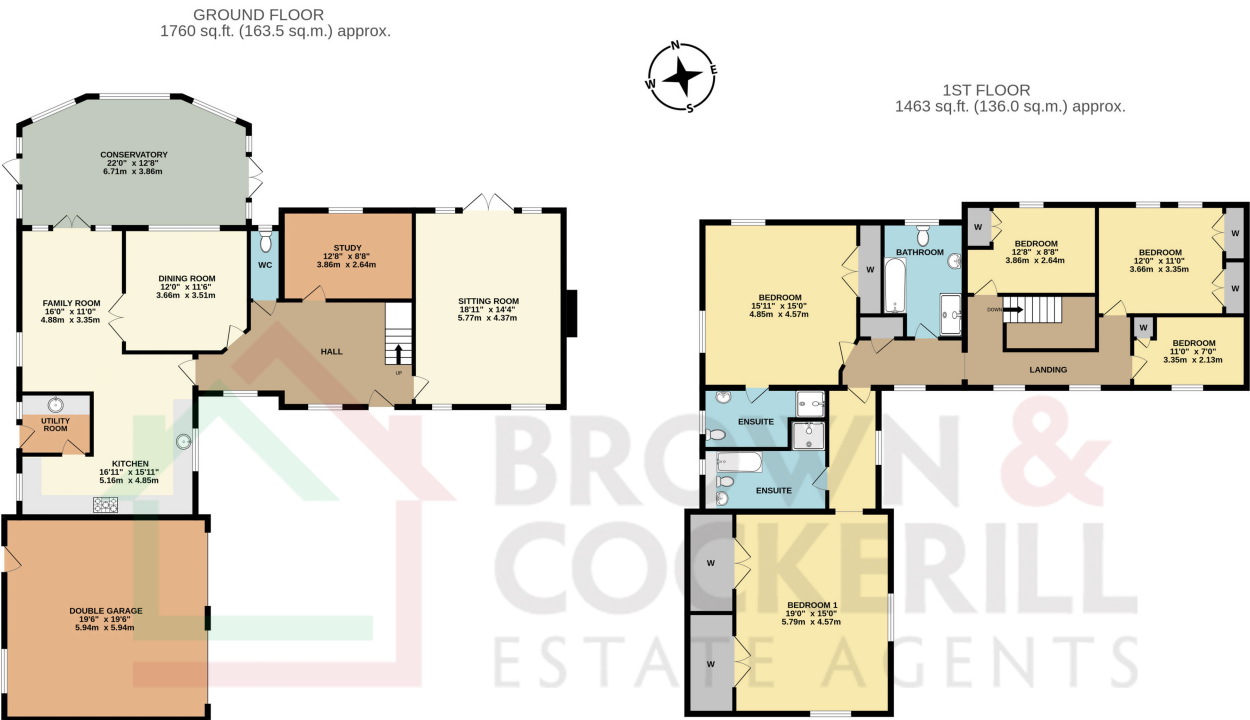
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	72
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ROOM DIMENSIONS

**Ground Floor**  
**Entrance Hall**  
20' 9" x 9' 7" (6.32m x 2.92m)  
**Lounge**  
19' 0" x 14' 2" (5.79m x 4.32m)  
**Study**  
12' 7" x 8' 7" (3.84m x 2.62m)  
**Family Room**  
12' 4" x 11' 4" (3.76m x 3.45m)  
**Dining Room**  
16' 0" x 10' 9" (4.88m x 3.28m)  
**Kitchen**  
15' 9" maximum x 13' 8" maximum (4.80m maximum x 4.17m maximum)  
**Utility Room**  
6' 6" x 6' 0" (1.98m x 1.83m)  
**Conservatory**  
23' 0" x 13' 4" (7.01m x 4.06m)  
**Ground Floor Cloakroom/W.C.**  
6' 9" x 3' 1" (2.06m x 0.94m)  
**First Floor**  
**Landing**  
30' 4" maximum x 9' 7" maximum (9.25m maximum x 2.92m maximum)

**Bedroom One**  
19' 4" x 14' 9" (5.89m x 4.50m)  
**Dressing Area**  
13' 2" x 4' 8" (4.01m x 1.42m)  
**En-Suite Bathroom**  
11' 0" x 7' 11" (3.35m x 2.41m)  
**Bedroom Two**  
16' 11" x 15' 3" (5.16m x 4.65m)  
**En-Suite Shower Room**  
10' 9" x 5' 3" (3.28m x 1.60m)  
**Bedroom Three**  
12' 2" x 11' 8" (3.71m x 3.56m)  
**Bedroom Four**  
12' 7" x 8' 7" (3.84m x 2.62m)  
**Bedroom Five**  
11' 4" x 7' 0" (3.45m x 2.13m)  
**Family Bathroom**  
11' 1" x 8' 7" (3.38m x 2.62m)  
**Externally**  
**Double Garage**  
19' 6" x 18' 8" (5.94m x 5.69m)

FLOOR PLAN



TOTAL FLOOR AREA : 3224 sq.ft. (299.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

**IMPORTANT INFORMATION**  
We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have prepared these details in good faith from our own inspection and on information supplied by the vendor. 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.