



Church Farm
Harborough Magna
Warwickshire



Church Farm is situated in the centre of Harborough Magna, an attractive and popular village with a parish church dating from the 13th and 14th centuries, gastro pub/restaurant and nursery school.

Just over a mile away, in Newbold-on-Avon, there is a Co-op with post office for day-to-day requirements and an excellent farm shop in Stretton-under-Fosse approximately two miles away. Further shopping and leisure facilities can be found in Rugby including Junction 1 and Elliott's Field retail parks.

The area is extremely well provided for with a range of state, private and grammar schools including The Revel CofE Primary School in Monks Kirby (early years in Brinklow), Rugby and Princethorpe Public Schools, Bilton Grange Prep School and the fine Lawrence Sheriff and Girls High grammar schools in Rugby.



Rugby 3 miles (Intercity trains to London Euston from 48 mins), M6 (J1) 4 miles, M1 & A14 6 miles, Coventry 9 miles, Leamington Spa and Warwick 18 miles, Birmingham International Airport 20 miles, Birmingham 26 miles (distances and time approximate).



A handsome Victorian village house redesigned for 21st century living.



Transport facilities are excellent, with a regular train service from Rugby to London Euston and to Birmingham New Street. There is easy access to the M6, M1 and the wider motorway network together with ready access to Birmingham and the East Midlands Airport.

There are golf courses in the area, sailing and fishing at Draycote Water and racing at Warwick and Stratford-upon-Avon. The village and surrounding area has many public footpaths and bridleways with access to the beautiful surrounding Warwickshire countryside.

The delightful spa town of Leamington provides high quality shopping and leisure facilities and Stratford-upon-Avon with its Shakespearean heritage and theatres is the region's cultural centre.



Description of property

Church Farm is a fine brick built 19th century village house with well-proportioned rooms, large windows and high ceilings.

The property retains many beautifully restored period features from the era including panelled doors, moulded architraves, deep skirtings and original cornices and fireplaces. At the same time it also incorporates modern elements and decoration. There are sympathetically installed upvc double glazed windows, multifuel stoves, modern efficient boilers and horizontal and vertical traditionally styled radiators. The spacious and elegant kitchen is at the heart of the home with its four oven gas Aga forming a stylish focal point. The bifold doors allow the flow of the living space to move seamlessly to the garden terrace.

An enclosed formal porch leads to the spacious reception hall with a polished flagstone floor with well-proportioned reception rooms leading off and an elegant staircase rising to the first floor landing.

Study with dual aspect and cast iron fireplace. Elegant drawing room with a stone fireplace surround and multifuel fire. Family/garden room, a contemporary, sympathetically styled extension with roof lanterns, three sets of bifold doors, fitted dressers and a free standing multifuel stove. Similarly the kitchen with sitting room has a roof lantern and bifold doors to the terrace. The bespoke Frazer James kitchen has oak fronted cabinets, corian style tops, island unit with breakfast bar, tiled floor, Neff integrated electric oven to supplement the Aga, integrated dishwasher, drinks fridge and double sinks. The sitting area has plantation shutters and an exposed brick chimney breast with multi fuel stove.

There is a large utility room, ideal for country living, with ample built in storage, oak fronted cupboards, sink and plumbing for washing machine and dryer.

Spacious landing with walk-in airing cupboard. Fine principal suite with a dressing room with ample wardrobes and storage. This triple aspect vaulted bedroom has exposed truss timber and doors to a glazed Juliet balcony and views to the church. Lovely bathroom with free standing bath, generous walk-in shower and double sinks.



There are four further double bedrooms, all have high ceilings and wardrobes. Three have original fireplaces and bedrooms two and three have en suite shower rooms and attractive tiling.

Garage

Detached double garage with electric up and over door and garden wc, staircase to a first floor games room/office with eaves storage, which could be ideal for home working.

Gardens and grounds

The property is approached over a block paved drive and parking area with electric gated access to both the front and rear.

There is a large flagged terrace off the kitchen and family room, and with bifold doors is ideal for indoor/outdoor living.

The garden is lawned and walled, with an edged shale path round the side of the house, mature trees include birch, yew and pine.





Approximate Gross Internal Floor Area
522 sq m/5,620 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Services

All mains services are connected to the property. The property has gas fired central heating. Gas supply to the Aga. Telephone and superfast Broadband are available.

Directions (CV23 OHS)

From the M40 (J15) take the A46 towards Coventry and then the A45 towards Rugby. At the War Memorial roundabout with the Fosse Way, turn left (north) onto the Fosse Way (B4455). Continue to Brinklow (signposted to the left) and take the right hand turn to Easenhall. Pass through the village and on to Harborough Magna and left into Main Street where the gates to the property will be found on the left hand side, where the street turns to the right, by the village church.

From the M6 (J1) turn north onto the A426 towards Lutterworth and then left into Churchover. Continue through Churchover and follow the signs to Harborough Magna. On entering the village turn right into Main Street, Proceed past the church and the gates to Church Farm will be found on the left.

Terms

Tenure: Freehold

Local Authority: Rugby Borough Council. Telephone: 01788 533533. Council Tax Band: G.

Viewing

By prior appointment only with the agents.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2021. Photographs and videos dated January 2021.

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