



# THE OLD VICARAGE

Willoughby, Rugby, Warwickshire



# A SUBSTANTIAL DETACHED LATE GEORGIAN HOUSE, WITH WELL-PROPORTIONED ROOMS

It has been beautifully and sympathetically extended and remodelled, standing in a landscaped garden with a coach house and open views.

## Summary of accommodation

Reception hall | Drawing room | Sitting room | Cloakroom | Study | Snug/library | Boot room | WC  
Kitchen/breakfast room with family/dining room | Pantry | Utility room | Back Hall

Six bedrooms | Dressing room | Four bathrooms | Landings | Storerooms

**About 5,000 square feet. Extensive cellars and wine cellars of about 1,300 square feet**

Garden | Walled courtyard | Coach House about 1,600 square feet, with machinery store, stable, tack room and wood store, with studio and workshop above, with scope for development (subject to planning permission)

**In all, about 0.74 acres**

**Distances:** Daventry 5.5 miles, Rugby 7 miles (Intercity trains from London Euston from 48 mins), Southam 7.5 miles, Leamington Spa 15 miles  
Banbury 22 miles, Coventry 15 miles, M45 4 miles leading to M1 southbound, M40 (J12) 14 miles, M6 8 miles (J1) leading to the A14

(All distances and times are approximate)



## LOCATION

The Old Vicarage is situated on the edge of the village at the end of a long drive over which the property has a right of way. The village has a parish church, village hall, The Rose public house, with local shopping available at nearby Dunchurch and Braunston. The village is ideally situated for commuting to Birmingham, Coventry, Northampton, Leicester, and Intercity trains from Rugby to London Euston take less than an hour. There are a wide range of private, state, and grammar schools in the area, including Bilton Grange Preparatory at Dunchurch, Rugby Public School, Rugby grammar schools, Princethorpe College, Warwick Public Schools, Kingsley School for Girls, and Arnold Lodge School in Leamington Spa.

There are a number of golf courses close by, including Hellidon Lakes and Staverton Park, which also has a leisure centre. Draycote Water offers sailing, fishing, walks, and a nature reserve. Surrounding lanes and bridlepaths provide opportunities for riding and walking. Olney Grounds provides an equestrian complex with a farm shop and butchery specialising in quality meats and fine artisan foods, and is the home of Rugby Polo Club.





# THE PROPERTY

The Old Vicarage is a substantial detached Georgian property, originating from 1836, situated in the middle of its plot surrounded by formal gardens, benefiting from far-reaching countryside views.

The property has been significantly extended, with a two-storey wing, as well as added floor space to create the kitchen/breakfast/family/dining room. The property has retained original features throughout the house, these include fine cornices, double-glazed sash windows within their original frames with working shutters and beautiful fireplaces.

Steeped in history, the property has five large reception rooms with beautiful high ceilings and large sash windows, with a generous reception hall, centrally located within the house. The portico provides a substantial formal entrance, giving a sense of presence to the house.

The kitchen/breakfast room has been completely renovated with slate floors and underfloor heating, built-in cupboards and drawers with electric AGA and companion two oven with electric hob. The generous central island







has a butlers sink and Samsung electric oven with two Fisher and Paykal single-drawer dishwashers. The walk-in pantry provides plenty of storage space for kitchen equipment and foodstuffs, with the utility immediately adjacent, which gives access to the courtyard.

The open plan family dining room runs seamlessly through from the kitchen with two sets of double glass doors leading out on to the private courtyard. A glass roof lantern allows plenty of natural light to stream into the room with the wood burning stove providing a cosy seating area for wintry days.

On the upper floors are six bedrooms in total (two en suite), a shower room and family bathroom. The principal bedroom has stunning views of the garden through bay sash windows and has a walk-through dressing room and en suite bathroom with free-standing roll top bath.

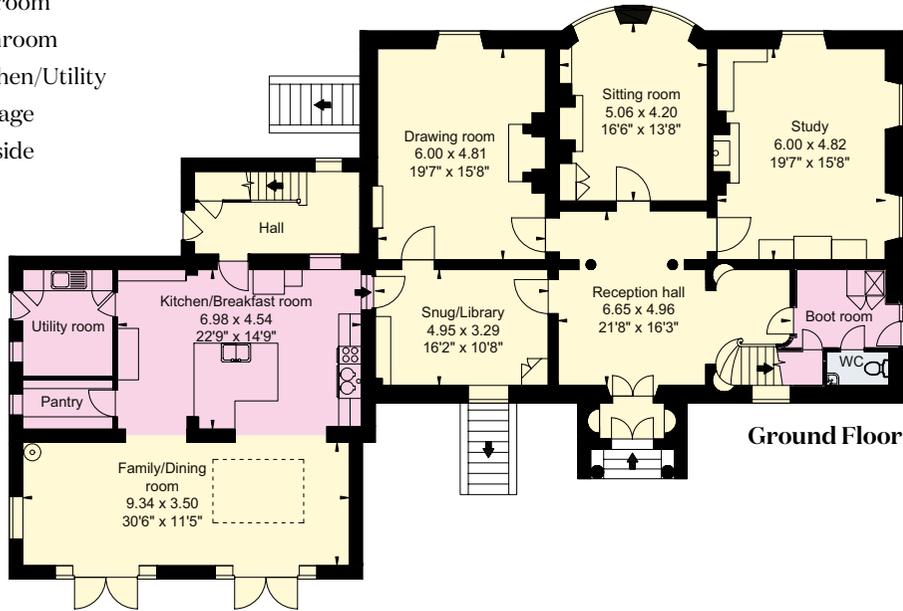
There are two staircases to service the upper floors, which help to unite the older part of the house with the newer wing.

The cellar, accessed from an external staircase, is made up of several rooms with beautiful brickwork providing storage and wine cellars.





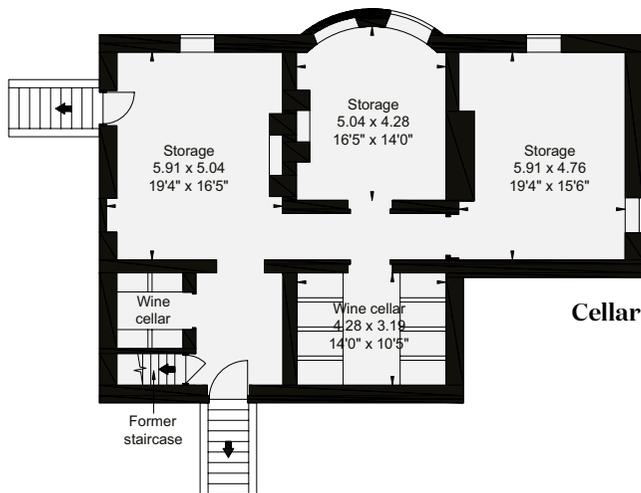
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



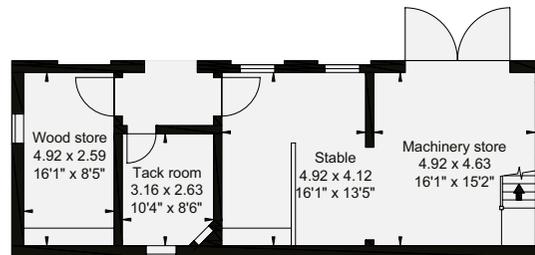
**Ground Floor**



**First Floor**

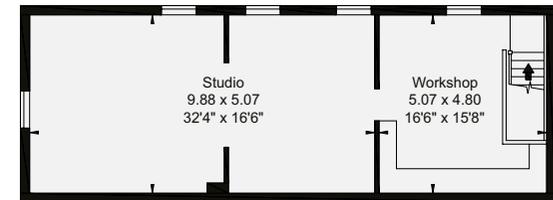


**Cellar**



Not shown in actual location / orientation

**Coach House Ground Floor**



**Coach House First Floor**

Approximate Gross Internal Area

House: 463 sq m (4,985 sq ft)

Cellar: 122 sq m (1,313 sq ft)

Total: 585 sq m (6,298 sq ft)

Coach House: 148 sq m (1,594 sq ft)

Total: 733 sq m (7,892 sq ft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## GARDEN AND GROUNDS

The Old Vicarage is situated well back from Lower Street at the end of a lovely drive. The drive is owned by the neighbour, with the house having a right of way over it, with the maintenance being shared between the two properties. There is plenty of parking for several cars in front of the property.

The Coach House can either be accessed from the front drive through solid wooden gates or the courtyard garden with greenhouse and raised vegetable beds. It has remnants of the old stables with original brick flooring, now a machinery store, stable, tack room and wood store. The first floor is used as a studio/workshop, an ideal hobby room or home office. This building could be converted to ancillary accommodation, subject to the usual planning consents and permissions.

The gardens, in all about 0.7 acres, have been carefully landscaped to make the most of the outside space, with various compartments having been created within the gardens with Hornbeam hedging providing shelter and screening. A beautiful pond is the main focal point to the rear, with views over the fields beyond, with mature trees, including oak and cherry, to complement the younger tree /shrub planting.

The current owners have an arrangement with the local landowner to rent a further three acres, which immediately encompasses the house for grazing.









# PROPERTY INFORMATION

**Services:** Mains electricity and water are connected to the property. Shared private drainage system. Oil-fired central heating, telephone, and broadband.

**Fixtures and fittings:** Only those items mentioned in these sales particulars, including fitted carpets and integrated kitchen white goods, are included in the sale. All others are excluded but may be made available by separate negotiation. The vendor's solicitor will provide a fixtures and fittings schedule of items included and excluded from the sale, and other items that may be available by negotiation.

**Tenure:** Freehold

**Local Authority:** Rugby Borough Council: 01788 533533

**Council Tax:** Band G

**Directions (CV23 8BX)**

**What3words:** ///ranches.emulated.rocket

**James Way**

01789 297735

[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank Stratford-upon-Avon**

Bridgeway House, Bridgeway, Stratford-upon-Avon

Warwickshire, CV37 6YX

[knightfrank.co.uk](http://knightfrank.co.uk)



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Date: 03 March 2026  
Our reference: STR012326708

## The Old Vicarage, Willoughby, Rugby, CV23 8BX

We have pleasure in enclosing details of the above property for which we are quoting a guide price of **£1,800,000**.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

Enc:

**James Way**  
Partner, Head of Midlands Sales  
+44 1789206950  
[james.way@knightfrank.com](mailto:james.way@knightfrank.com)

**Knight Frank, Stratford**  
Bridgeway House, Bridgeway, Stratford upon Avon, CV37 6YX  
+44 1789 297 735

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