



The Old Pavilion, Flecknoe, Rugby, Warwickshire



A substantial, well-appointed bedroom village house **in a sought-after hilltop village** backing on to the village cricket pitch, well-placed for access to Leamington Spa, Rugby and Daventry

Location

Leamington Spa 15 miles, Rugby 9 miles (Intercity trains to London Euston), M40 (J12) 14 miles, Banbury 19 miles (Intercity trains to London Marylebone), M1 (J16) 12 miles, Daventry 4 miles (distances approximate)

The peaceful village of Flecknoe in Warwickshire's rolling countryside close to the Northamptonshire borders is about 9 miles from Rugby and 4 miles from Daventry.

The A45, about 4 miles away, gives access to Coventry, Birmingham and the West Midlands conurbation.



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EPC

E

Tenure

Freehold

Local Authority

Rugby Borough Council

Council Tax

Band G



There are a number of state, private and grammar schools in the area to suit most requirements, including Bilton Grange Prep School, Princethorpe College and Rugby public schools and grammar schools in and around Rugby, Winchester House Prep School in Brackley, Warwick Prep & Public Schools and Kings High School for Girls in Warwick, and Kingsley High School for Girls in Leamington Spa.

Racecourses at Warwick and Towcester, golf courses at Staverton and Helidon Lakes, and fishing and sailing at Draycote Water.

Description

A large detached family house extending to over 3,130 square feet, The Old Pavilion was built in 2004 to a high specification.

The principal rooms have attractive cornices and speakers for a QED sound system, central vacuum system, LP gas central heating, video phone and security system for both the house and garage. Bathrooms and cloakroom are of a high quality, with concealed cisterns and built-in furniture.

Large storm porches and cloakroom off the entrance hall. Spacious dining hall with wide oak staircase. Double doors to the drawing room with south-facing bay window and three pairs of French doors opening on to the loggia, painted panelling to dado, cast iron fireplace with carved marble surround and mantelpiece with gas fire. Study with built-in oak desk, cupboards and storage. Rear hall. Double doors to sitting room with exposed brick chimney breast with gas fire and display shelving. Doors to the hardwood conservatory, having fireplace with gas fire on a raised hearth and French doors. Large L-shaped kitchen/breakfast room with windows to three sides, terracotta tiled floor and extensive painted kitchen units, granite tops, Range cooker with four gas hobs in a tiled alcove, island unit with timber top, Corian sink and drainers and dresser unit. Integrated appliances. Utility room. Gallery landing. Principal bedroom with built-in furniture, well-appointed en suite shower room. Four further bedrooms (1 en suite) and bathroom with Jacuzzi Spa bath.





Outside

Driveway leads to brick double garage with twin electric up-and-over doors. Formal garden and lawns. Rear garden is mainly laid to lawn with a pergola and seating area. Behind the property is the village cricket pitch owned by the Parish Council with a covenant against development protecting the outlook from the Old Pavilion.

Services

Mains electricity, water and drainage are connected. LPG gas central heating.

Directions (CV23 8AT)

From the M40 (J12) at Gaydon take the B4451 north through Bishops Itchington to Southam. Take the A425 Daventry Road to Napton, turn left at Lower Shuckburgh and follow the road to Flecknoe. On entering the village at the T-junction turn left and the property will be found after a short distance on the left hand side.

what3words: ///curtains.taxpayers.clothed



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

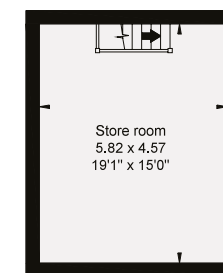
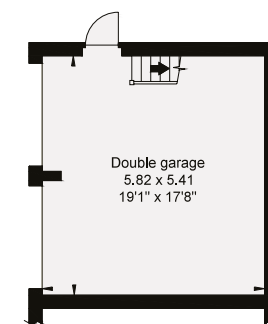
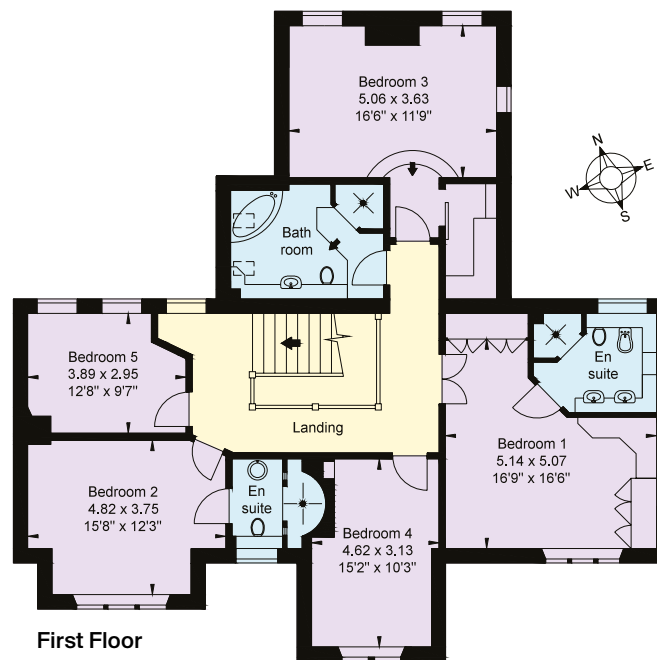
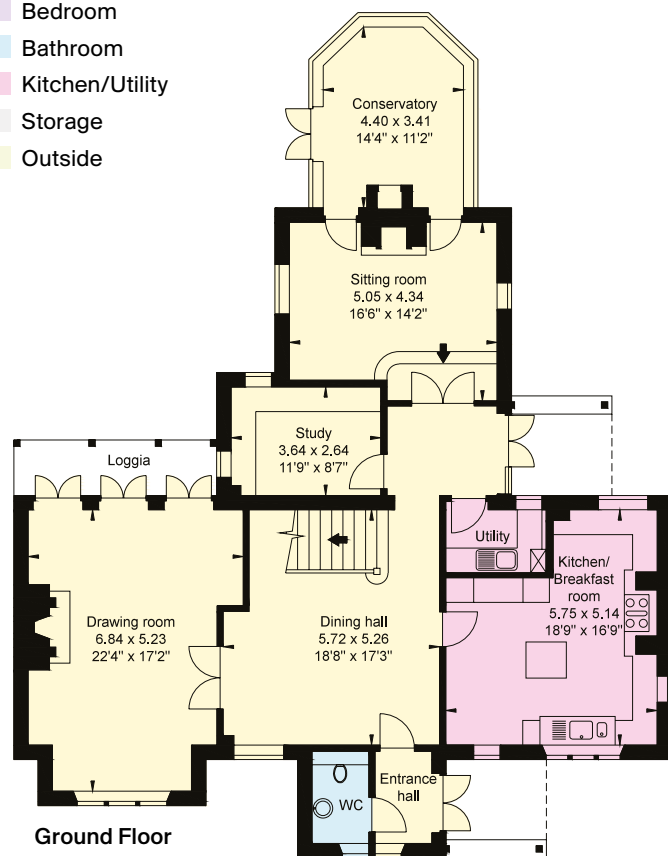
Approximate Gross Internal Floor Area

House: 3,132 sq ft / 291 sq m

Outbuilding: 635 sq ft / 59 sq m

Total: 3,767 sq ft / 350 sq m

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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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 February 2024. Photographs and videos dated May 2018.

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Date: 28 February 2024
Our reference: STR012431064

The Old Pavilion, Flecknoe, Rugby, CV23 8AT

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £990,000.

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We'd love to help you.

Yours faithfully



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