

**MATTHEW JAMES**  
Property Services



## Broomfield Farm Colehurst Lane,

Off Smeaton Lane, Rugby, CV23 0PS

**£949,995**



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### Entrance Grounds

Having an in and out driveway with water feature, wooden bridge, lawned areas the side and access to the main building via the:

### Storm Porch

Having double glazed windows to the side elevation and leads via the front door into the:

### Entrance Hallway

Having stairs off to the first floor, storage cupboard and doors leading off to:

### Living Room

19'9 x 15' (6.02m x 4.57m)

Having a double glazed bay window to the side elevation and further double glazed window towards the front elevation.

### Family Room

18'5 x 11'2 (5.61m x 3.40m)

Having two double glazed windows towards the front elevation and double glazed French doors towards the side elevation with a feature fireplace with a log burner.

### Kitchen / Dining Room

23'1 x 15' (7.04m x 4.57m)

Having a double glazed window towards the side elevation, a range of 'farmhouse style' wall, base and drawer units with work surface over, space and plumbing for a range style cooker with extractor over, space and plumbing for a dish washer, integrated fridge and freezer, integrated wine rack, display cabinets, tiling to all splash prone areas and doors leading off to the study and the:

### Inner Lobby

Having a double glazed window to the side elevation, utility area with space and plumbing for a washing machine and further door that leads to the:

### Ground Floor Cloakroom

Not Measured) Having a double glazed window towards the side elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

### Study

12'6 x 11'1 (3.81m x 3.38m)

Having French doors with picture windows to the side elevation leading to the garden area.

### First Floor Landing

Having balustrade, access to the loft area and doors leading off to:

### Bedroom One

16'5 x 15' (5.00m x 4.57m)

Having double glazed windows towards the front, side and rear elevations.

### Bedroom Two

13'11 x 11'2 (4.24m x 3.40m)

Having a double glazed window towards the side elevation.

### Bedroom Three

12' x 11'1 (3.66m x 3.38m)

Having a double glazed window towards side elevation and door leading off to the:

### **Bedroom Three En-Suite**

6'2 x 5'8 (1.88m x 1.73m)

Having a Velux window, shower enclosure with shower, low level flush WC, wash hand basin, extractor and tiling to all splash prone areas.

### **Family Bathroom**

7'11 x 5'6 (2.41m x 1.68m)

Having a Velux window, panel bath, low level flush WC, wash hand basin, extractor, ladder style heated towel rail and tiling to all splash prone areas.

### **Bedroom Four**

9'10 x 9'6 (3.00m x 2.90m)

Having a double glazed window towards the side elevation.

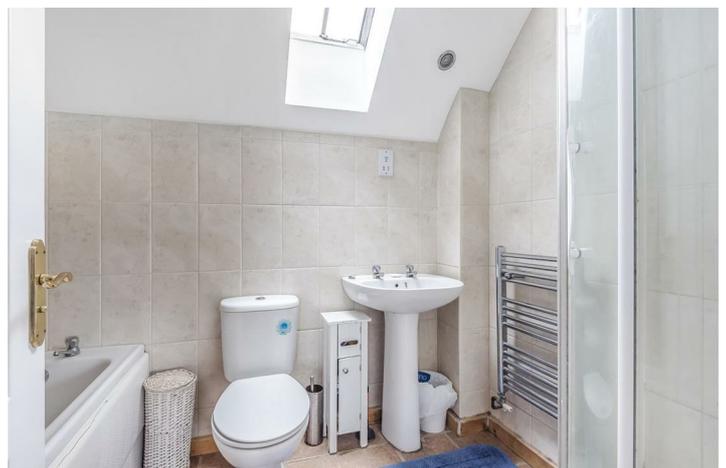
### **Double Garage**

18'1 x 17'11 (5.51m x 5.46m)

Having two windows towards the front elevation, pedestrian door and two up and over doors, power and lighting.

### **Grounds & Further Buildings**

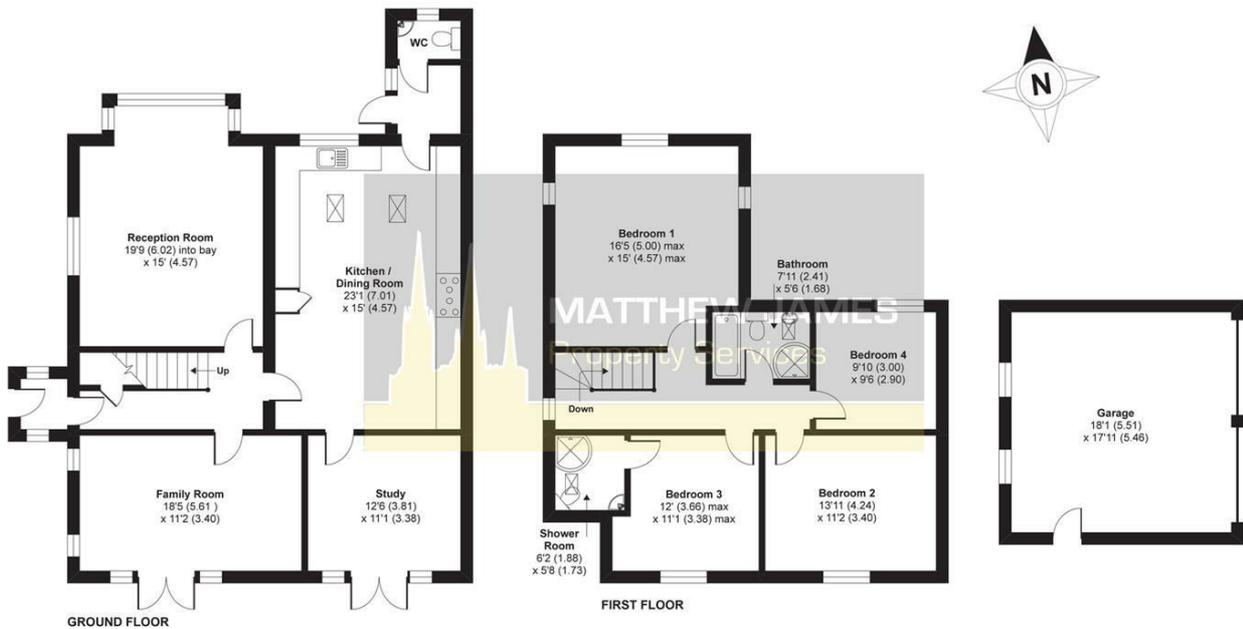
Having a menage, two paddocks, field shelter, stable block allowing four horses to be kept, two separate dog kennels and approximately 8 acres of land.



Floor Plan

**Broomfield Farm, Smeaton Lane, Rugby, CV23**

APPROX. GROSS INTERNAL FLOOR AREA 2368 SQ FT 219.9 SQ METRES (INCLUDES GARAGE)



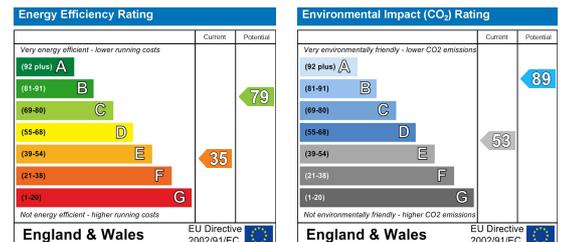
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Viewing

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Energy Efficiency Graph



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