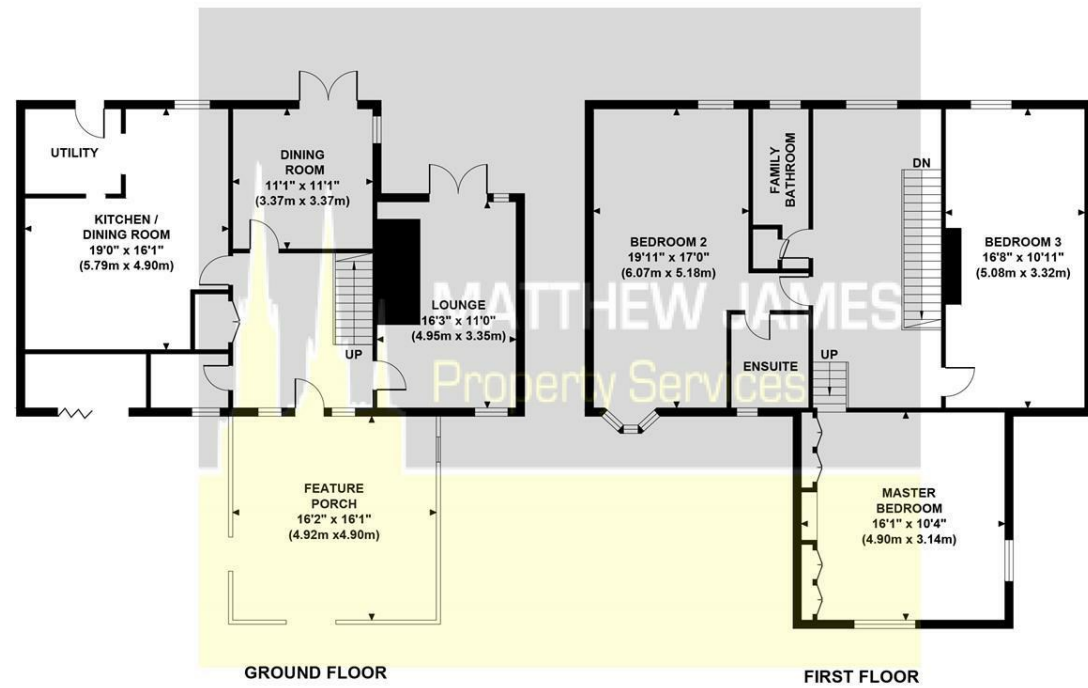




**THE OUST HOUSE, MANOR HOUSE CLOSE**  
 Approximate Gross Internal Area:  
 2019 sq ft / 187.60 sq m



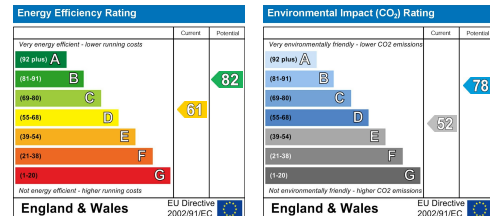
Although every attempt has been made to ensure accuracy, all measurements are approximate. The floor plan's for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



**2 Manor House Close**  
 Newbold, Rugby CV21 1HB

**\*\*WHATSAPP WALK AROUND VIDEO AVAILABLE\*\***. THE OAST HOUSE. A BEAUTIFUL AND DISTINCTIVE GRADE 2 BARN CONVERSION SET IN THE GROUNDS OF THE FORMER GROUNDS OF NEWBOLD MANOR ON THE OUTSKIRTS OF RUGBY. FOUR / THREE BEDROOMS... NEWLY INSTALLED MODERN OPEN PLAN KITCHEN DINING ROOM... CUL-DE-SAC LOCATION... LOVELY FAMILY HOME. Located in Newbold-On-Avon, approximately two miles from Rugby Town Centre, this beautiful Grade 2 listed family home with tons of history, needs to be viewed to appreciate what s being offered for sale. Positioned in a lovely quiet cul-de-sac, the property is close to local amenities and perfect for those that commute as the motorway network is just a short drive away and Rugby train station is close by. Comprising of off road parking and garage storage, feature exposed brick and open plan style entrance porch, entrance hallway, ground floor cloak room, dining room (or bedroom Four), living room, newly installed open plan kitchen dining room, utility room, three further bedrooms, en-suite, family bathroom and mature rear gardens. Perfect for those that are looking to up size, for the perfect family home or those looking to move to Rugby but don't want to be in the hustle and bustle of the town centre. Call us now to book your immediate viewing.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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**£484,995**

# 2 Manor House Close

Newbold, Rugby CV21 1HB



- FOUR / THREE BEDROOMS
- GRADE 2 LISTED
- CUL-DE-SAC LOCATION
- FEATURE PORCH
- NEW OPEN PLAN KITCHEN DINING ROOM
- POTENTIAL TO EXTEND\* (SUBJECT TO PLANNING)

- BEAUTIFUL BARN CONVERSION
- OFF ROAD PARKING

## Front Garden & Parking

### Feature Porch

16'2 x 16'1 (4.93m x 4.90m)

### Entrance Hallway

### Ground Floor WC

### Lounge

16'3 x 11'1 (4.95m x 3.38m)

### Dining Room / Bedroom Four

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

### Open Plan Kitchen Dining Room

19' maximum x 16'1 maximum (5.79m maximum x 4.90m maximum)

### Utility Area

## First Floor Galleried Study Landing

### Family Bathroom

9' x 6'9 (2.74m x 2.06m)

### Bedroom Two

19'10" maximum x 16'11" maximum (6.07m maximum x 5.18m maximum)

### Bedroom Two En-Suite

### Bedroom Three

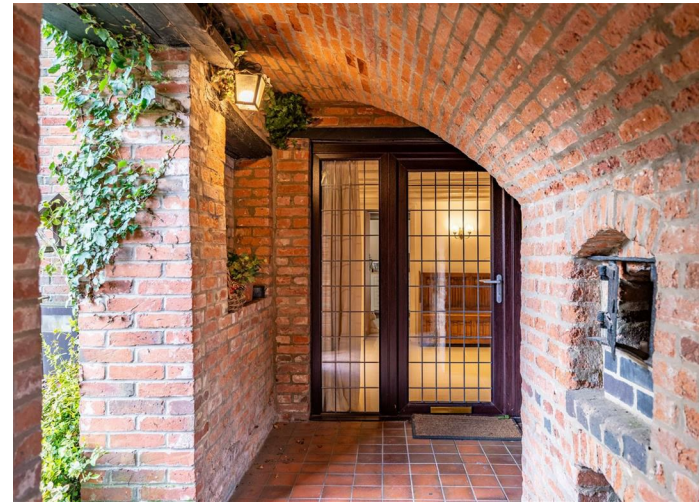
16'8 x 10'11 (5.08m x 3.33m)

### Master Bedroom

16'1 x 10'11 (4.90m x 3.33m)

### Rear Garden

### Garage / Storage



## Directions

