



4 Longhouse Road
Kilsby | Rugby | CV23 8YJ

FINE & COUNTRY

4 LONGHOUSE ROAD

This is a beautifully presented executive five bedroomed detached home with a remaining 6yrs NHBC left on the home, originally built by Avant Homes.



KEY FEATURES

Located in the village of Kilsby, the road links and train links are perfect for the commuter. The home has a double garage, a modern open plan family/diner/kitchen, lounge, cloakroom, five bedrooms, two with en-suites and a family bathroom.

Ground Floor

As you enter the home you are welcomed by a large entrance hall which has doors leading to the lounge, cloakroom, kitchen/diner/family room and there is also a very useful internal door giving access to the double garage. The lounge is to the front of the home and has a window overlooking the fore garden. The Cloakroom has a two-piece suite consisting of a low level wc and a pedestal hand basin. Arguably the favourite room on the ground floor is the Kitchen/Family/Diner which takes up the full width of the house right across the back which has bifold doors to the rear garden. It has a modern kitchen built in appliances, granite worktops, breakfast bar, space for dining table and comfortably fits a three seater sofa as well.





SELLER INSIGHT

“ I was looking for a characterful home in a village location that wasn't overdeveloped, so this property was ideal for me. It ticked all of the right boxes as it's a beautiful house with a big garden and it benefits from good access to the motorway and train links to London which was another important factor as I work in London,” says the vendor.

“The location has worked really well for me. Kilsby is a lovely village with pretty, stone houses and there are some beautiful walks accessible right from the doorstep. It's so picturesque when everything is covered in a layer of snow in the winter. Kilsby is a small village with a little shop, local pub, village hall, and a social club where everyone can get together. Rugby train station is easily accessible and offers a fast link service to Euston in about 49 minutes which is great for work and leisure purposes. There is a large retail park in Rugby that's about 10 minutes away by car or I can just as easily head onto the M11/M6 and be in Birmingham in around 35 minutes or so.”

“I've owned the property since it was built in 2018 and I was actually one of the first people to move on to the estate. I've not had to make any changes to the inside of the property as it works well as it is but I was keen to create a sociable area outside, so I added a pergola and a large patio with a hot tub. Bifold doors in the kitchen open out to the garden and patio area which is a perfect space for get-togethers with friends as we get the Teppanyaki kit out before heading into the hot tub with some drinks. It's a family-friendly garden too as it's fully enclosed and there's plenty of space for the wooden play equipment that provides hours of fun for my children.”

“The property is great for day-to-day family life and entertaining. We tend to spend most time in the open plan kitchen / living area at the back of the property as there's plenty of space for us all to be together. My daughter watches tv on the comfortable sofas, whilst I cook dinner and my son likes the front room as it's quiet and he can spend time in there on his computer.”*

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







KEY FEATURES

First Floor

The first floor has five bedrooms and a family bathroom. The principal bedroom has a walk in wardrobe and an en-suite. The guest or second bedroom also has an en-suite shower room also. The family bathroom serves the remaining bedrooms.

















Outside

The property has a block paved leading to the house with off road parking in front of the double garage. The front garden is mainly laid to lawn with a pathway leading to the front door. To the rear the current owner has landscaped the garden to incorporate raised beds patio area and a child's play area.

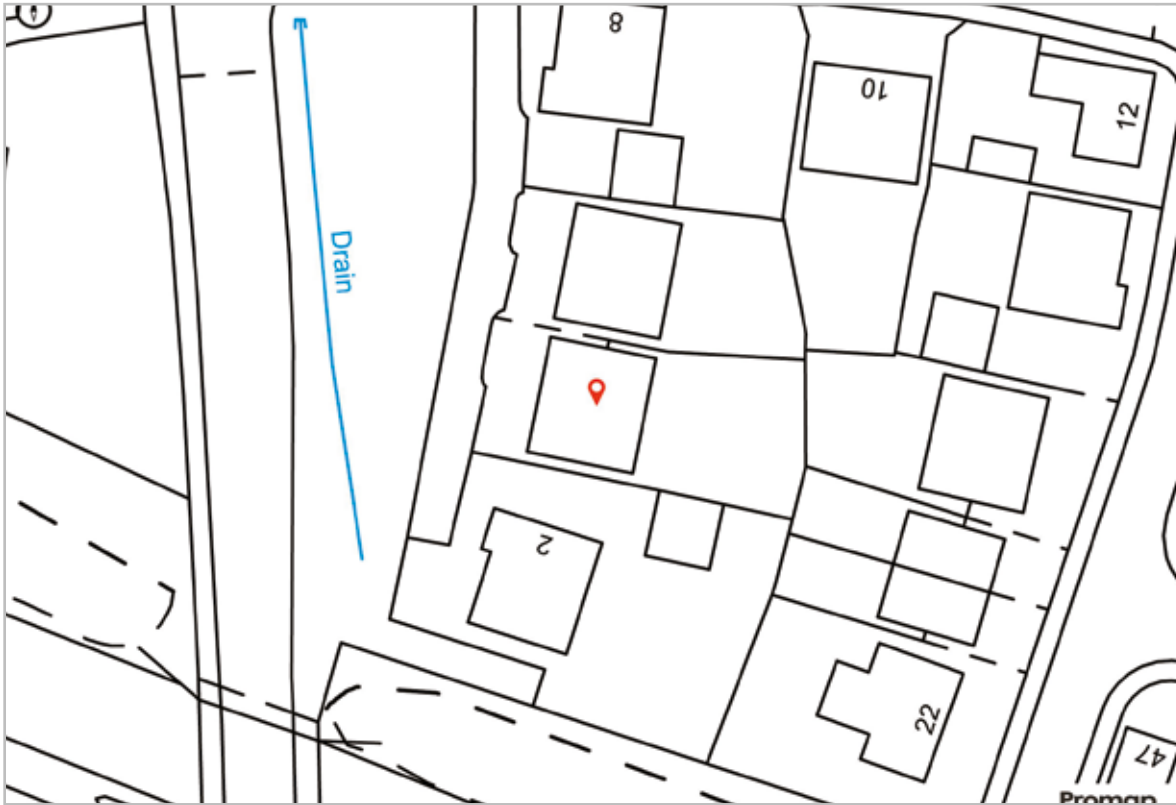




LOCATION

Kilsby is a medium-sized village situated approximately five miles from Rugby and Daventry just on the Warwickshire & Northamptonshire borders. The village itself has The Red Lion and The George public houses, a village shop, a village preschool and primary school, recreational field, and many social activities to include a tennis club, horse riding, two book groups, village magazine and a very active village hall. There are also grammar schools nearby in Rugby namely Lawrence Sheriff and Rugby High. There are also good independent schools at Bilton Grange, Princethorpe College and of course the famous Rugby School within a few minutes' drive. The village has a typical mix of post-war properties as well as many attractive period houses, day-to-day shopping needs can be found in the neighbouring market towns of Rugby and Daventry where there is a wide range of shopping. Milton Keynes, Coventry, Birmingham, and Leicester are all less than an hour away by car. The excellent road networks surrounding Kilsby give immediate access to the A5, A14, A361 as well as the extensive motorway network. There are train services from Long Buckby and Rugby where Virgin Trains provide a highspeed service into Euston in well under an hour.





INFORMATION

Services

Mains gas, mains water, electricity and broadband are connected

Local Authority

Daventry District Council

Tax Band F.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on (01788) 820062.

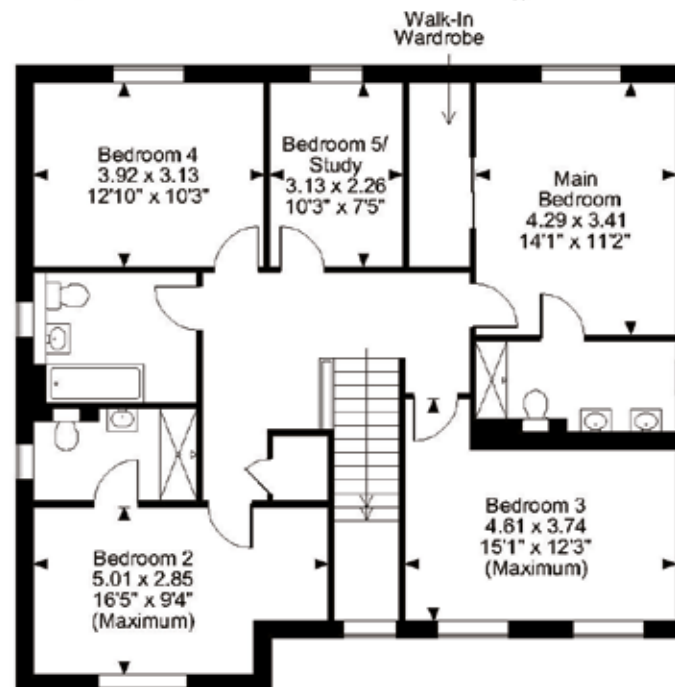
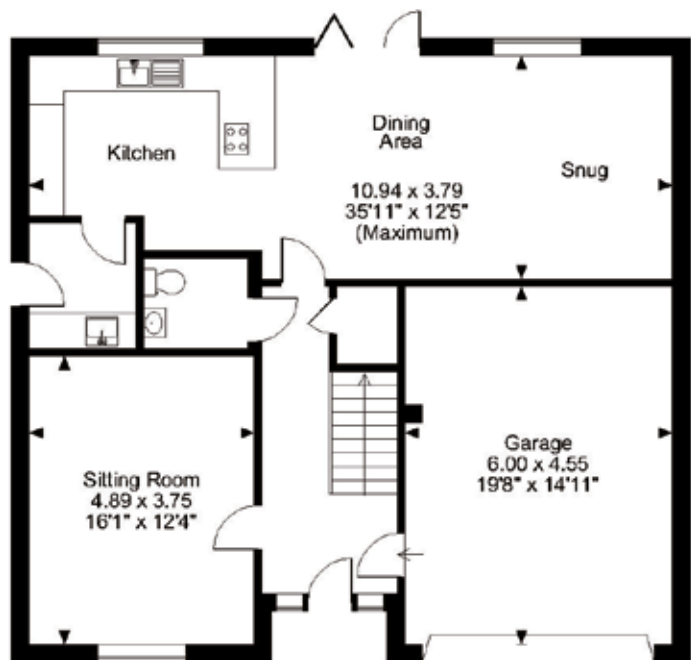
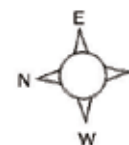
Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm



Longhouse Road, Kilsby, Rugby
 Approximate Gross Internal Area
 Main House = 1911 Sq Ft/177 Sq M
 Garage = 298 Sq Ft/28 Sq M
 Total = 2209 Sq Ft/205 Sq M

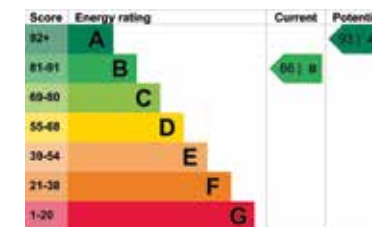


Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



GRAHAM LEE

PARTNER

Fine & Country
07773 372667
rugby@fineandcountry.com

Graham has worked in the estate agent industry for over 15 years. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

MAB adviser
photo

MAB ADVISOR NAME

JOB TITLE

01234 567890
name@fineandcountry.com

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FOUNDATION

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Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

