



Caritas Cottage
Draycote | Rugby | Warwickshire | CV23 9RB

CARITAS COTTAGE



A beautifully presented period cottage that has not been seen on the open market in over 45 years, situated in an idyllic rural hamlet, just south of Rugby and Dunchurch, with its impressive commuter links, schools and abundance of amenities.



KEY FEATURES

Caritas Cottage is a charming country property, with some lovely period features such as exposed beams, fireplaces with wood burning stoves, a pantry and some stunning gardens that surround the house. To compliment the period charm the house has the benefit of an environmentally friendly air source heat pump, upvc double glazing and an attractive conservatory overlooking the gardens. The house has a welcoming porch, a gorgeous dining room with log burner, sitting room with another log burner and views of the frontage, whilst the bespoke kitchen has granite worktops, views of the gardens and a useful pantry. There is also a utility room and cloakroom. The first floor has 3 well-proportioned bedrooms and a luxurious bathroom with claw foot bath. The property is blessed with ample storage facilities, with lots of cupboard spaces, eaves storage and attic space.













SELLER INSIGHT

“ It was the peaceful village location which first attracted us to the property,” say the current owners of Caritas Cottage, “this being a very friendly, quiet and safe place to bring up children. The cottage itself appealed to us too, as it was in need of a lot of work so would be a great project for us.”

Indeed, since moving in, the owners have made extensive improvements to the property. “We have done everything from replacing the windows and upgrading the insulation and heating, to extending to add a lounge and bedroom above,” they say. “What was a flat roof is now fully pitched, and we have built a wide range of outbuildings including a new garage and car port. The conservatory has been a wonderful addition, too.” “Our favourite space, however, is the summerhouse,” the owners continue, “which is perfect for everyday life and entertaining alike. When it is just the two of us, we often go down there at the end of the day to catch the last of the sun and enjoy quality time together over a bottle of wine and some music. Equally, when we have family and friends here, we usually end up there or around the table under the thatched gazebo on one of the two patios, watching the dogs run around on the lawn or the children waving from the two-storey playhouse. As well as being ideal for al fresco entertaining, the garden is both practical and pretty, with an art studio/office, two greenhouses, a bike and storage sheds, brick-built barbecue, raised vegetable beds, and three water features – in other words, everything we could want or need! What’s more, being south east facing, the garden is bathed in sunlight all day until early evening.”

The local area has much to recommend it, too, enjoying the best of countryside, community and convenience. “There are numerous country walks right on our doorstep,” say the owners, “where you can walk for miles without encountering any traffic, and we have direct access to Draycote Water by foot or bicycle. One of our favourite things about the village is the lack of light pollution, there being no streetlights, so we can enjoy the clear night skies. Another highlight is watching flocks of birds flying over from the reservoir, from waterfowl to herons and swans.”

Despite the tranquil rural location, amenities are within easy reach. “The garden centre, about a mile away, also has a Sainsbury’s for all our daily needs,” say the owners, “while Rugby and Leamington Spa are just 6 and 8 miles away, respectively, for further shopping. Schooling is superb in the area, with Stretton School rated Outstanding by Ofsted, and Rugby High, Lawrence Sheriff and Ashlawn schools all also highly recommended. There is an active village hall about a mile away in the next village, a pub 2 miles away, and doctor’s surgeries near at hand in both Dunchurch and Stretton. We are surrounded by countryside, but only 2 miles from the main road for access to motorway networks, so we have the best of both worlds here.”*

* 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.













Outside, Parking and Gardens:

The gardens and outside space are absolutely delightful, there are 2 driveways, a garage and a carport. The 0.14 acre plot provides an oasis like feel with a variety of meandering pathways taking you past some beautiful landscaping and some attractive seating areas where the sun can be followed from the morning, afternoon and early evening. The gardens have a wide array of outbuildings with an attractive summerhouse, potting shed, outside art studio and greenhouse. The attractive planting and raised beds are complimented by low maintenance shaped artificial lawns throughout the plot.





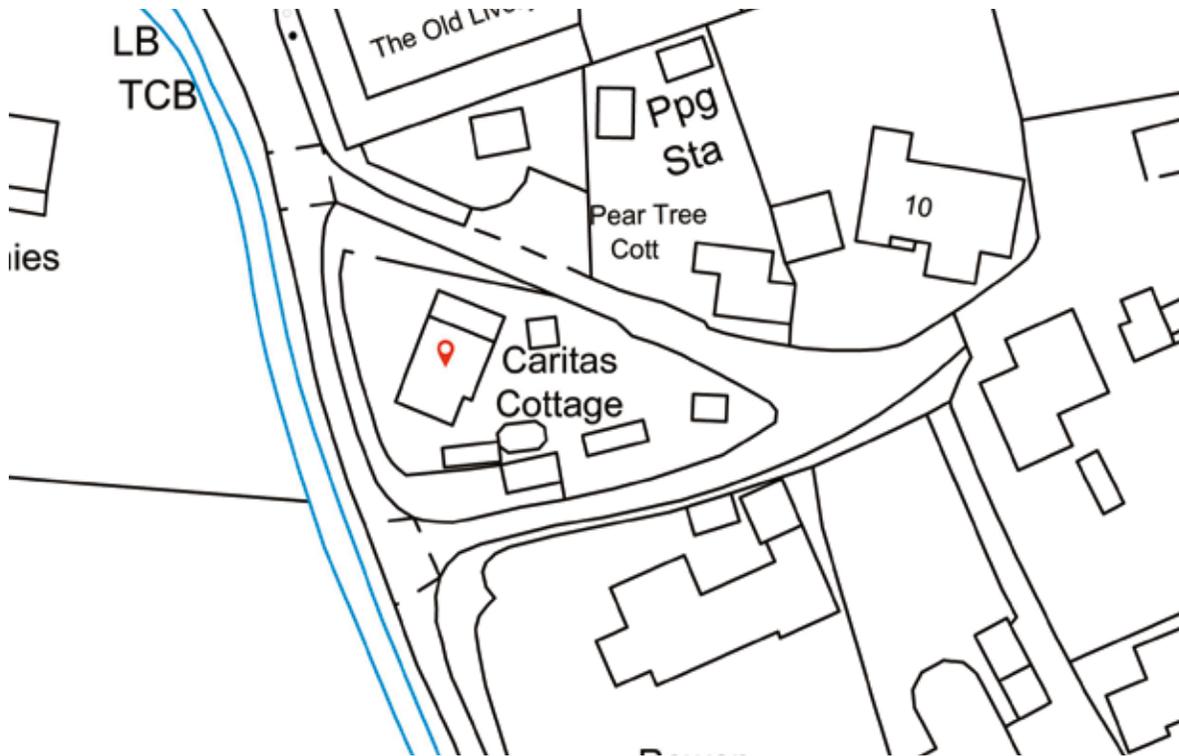
“ We shall miss the tranquillity of being surrounded by countryside, whilst remaining within easy reach of all the convenience of transport, schools and amenities.”



LOCATION

Draycote is one of the more tranquil small villages surrounding Rugby, which is around 4 miles away. This highly desirable location has a rich mixture of inhabitants and properties with some particularly attractive period houses. Day-to-day shopping is available in the nearby village of Dunchurch with a wider range of shopping in nearby Rugby, Leamington (9 miles), Warwick (12 miles), Banbury (19 miles) or Stratford Upon Avon (20 miles). There are train services either from Leamington Spa or Rugby, where a high speed service conveys commuters to Euston, London in under 50 minutes. The property is also close to the M40, M1 motorway links and approximately 10 minutes from Coventry Airport and 30 minutes from Birmingham International Airport.





INFORMATION

Services

Mains electric, water, drainage and air source heating.
BT phone line and broadband.

Local Authority

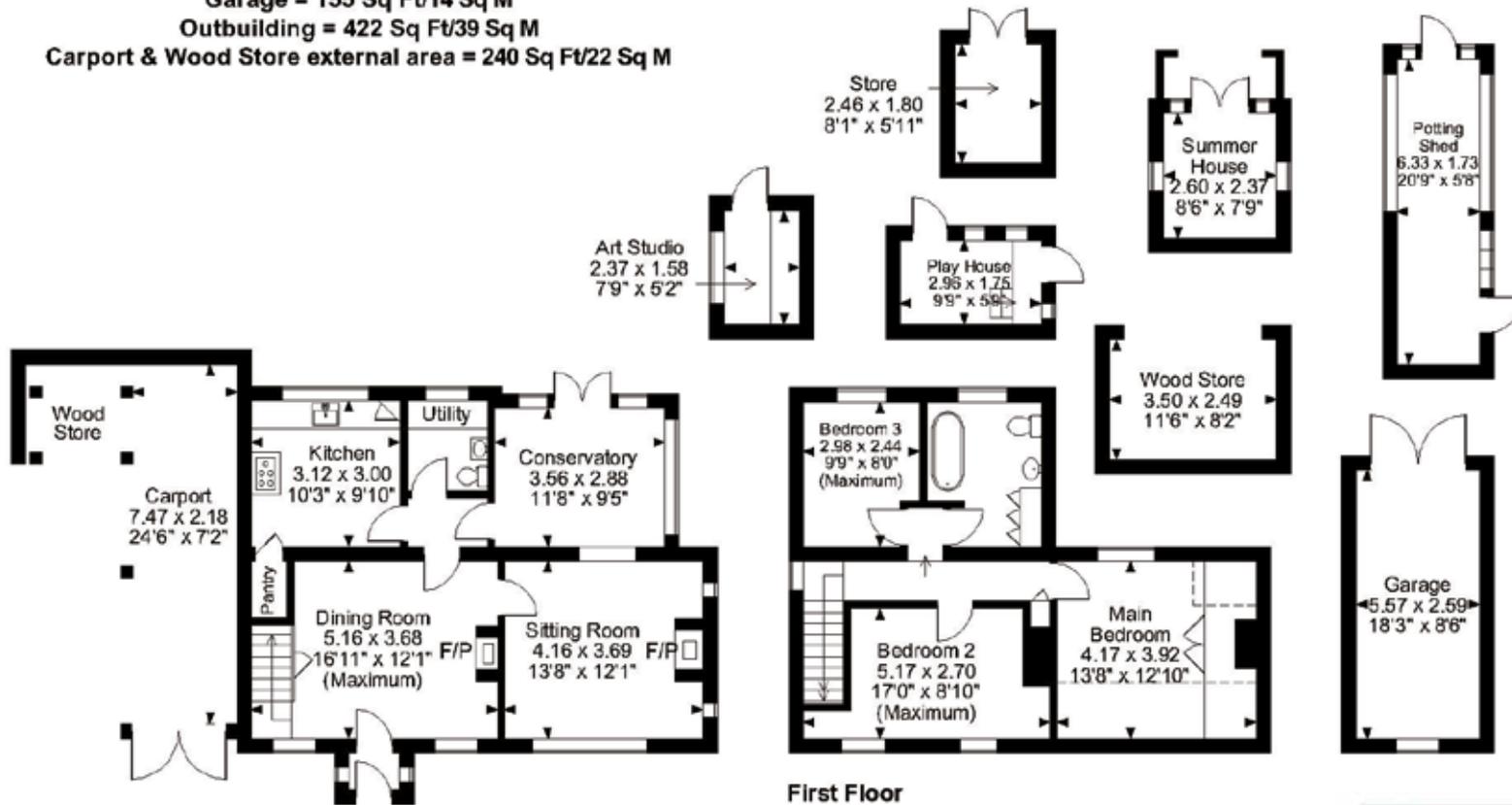
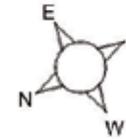
Rugby Borough Council
Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell & Claire Heritage (Fine & Country)
on 07714 515484 / 07894 561313



Caritas Cottage, Draycote, Rugby
Approximate Gross Internal Area
Main House = 1166 Sq Ft/108 Sq M
Garage = 155 Sq Ft/14 Sq M
Outbuilding = 422 Sq Ft/39 Sq M
Carport & Wood Store external area = 240 Sq Ft/22 Sq M



Ground Floor

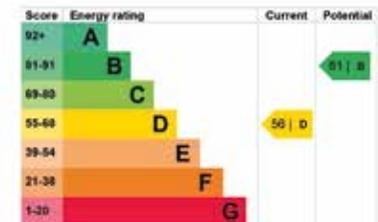
First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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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.

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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



SAM FUNNELL

BRANCH PARTNER

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Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.

THE FINE & COUNTRY
FOUNDATION

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