



Fisher House
Vicarage Road | Rugby | Warwickshire | CV22 7AJ

FISHER HOUSE

*A handsome, spacious and beautifully presented,
four bedroom detached house, set within landscaped
gardens with gated driveway and walking distance to
the Rugby school, the town centre and Rugby station
where commuters to London can arrive in Euston in
less than 50 minutes.*



Situated at the end of a no-through road this impressive house was built in 2003 by Bilton Design & Build (a local established builder who has won many awards). The current owners have enjoyed its spacious accommodation and convenient location for over 18 years and in that time have made some quality improvements and maintained it to a very high standard. This charming property offers; sitting room, dining room, family room/home office, kitchen/breakfast and cloakroom. Four double bedrooms (3 en-suites) and family bathroom. Landscaped gardens, double garage, gated driveway and very generous parking.

KEY FEATURES

Ground Floor

An attractive open porch leads to the beautifully designed oak front door having decorative glazing and matching side windows. From here you enter into the welcoming and impressive entrance hall having high gloss porcelain floor tiles, partially glazed doors leading into all the main reception rooms and a beautiful oak staircase with half landing and vaulted ceiling. There is radiator heating with an attractive radiator cover, alarm panel, under stairs storage cupboard and video intercom for the electric gates/entrance. Down lighters and attractive coving flow throughout the house with some rooms also enjoying a wired Bose sound system. The attractive floor tiles continue into the recently updated cloakroom having an opaque front window, quality wall tiles with wall hung WC and vanity unit with integrated sink and chrome mixer tap and chrome radiator. The spacious dining room is full of natural light having both a front and side window and has exposed hard wood flooring and decorative coving. The family room/snug would make a perfect home office and has a side window, matching decorative coving and a useful built in cupboard. The well designed and beautifully presented kitchen by Rugby Fitted Kitchens has a range of quality base and wall mounted units including illuminated glazed cupboards and matching plate rack. There is a Britannia halogen hob set within the stunning granite worktop which runs around the full length of the kitchen, and an extractor hood above with Britannia Nostalgia oven. Other integrated appliances include a fridge and freezer, dishwasher and washing machine. The Belfast sink with chrome mixer tap is placed perfectly underneath the picture window which looks out onto the rear garden and has two perfectly placed pull out storage units which help keep the kitchen clutter free! A handy floor to ceiling unit provides perfect storage for the Hoover with an additional built in cupboard for housing the tumble dryer. The main feature of the kitchen is the stunning central island. It has space for up to 4 stools, additional storage and matching granite with beautiful Ogee edges. A half glazed door with matching side windows opens onto the private

patio perfectly designed and placed for outside entertaining. From the inner hallway, double doors lead into the spacious sitting room which is flooded with natural light having a large picture window overlooking the frontage and patio doors leading to the patio and garden beyond. One of the many lovely features of this room is the coal effect gas fire having a red brick hearth and beautiful decorative cast iron fire surround and mantle.









SELLER INSIGHT

“Beautifully designed and built in 2003, this imposing and immaculately presented four-bedroom detached family home occupies a tucked-away location on a quiet no-through road right in the heart of the historic town of Rugby. “The house was built by an award-winning local developer, and it was its superb curb appeal that immediately captured our attention when we first came to take a look,” says Patrick. “I retired six months beforehand and I was concerned that once I had finished my last day at work I would not know what to do with myself. Jean and I decided a move to a more vibrant place was in order, so I explored the Internet and Fisher House popped up, and we fell in love with it the minute we laid eyes on it.”

“I think we decided to buy it even before we stepped foot inside, and then when we did finally cross the threshold we were absolutely overwhelmed,” says Jean. “It’s a very large house, but incredibly well designed, it has a very homely feeling throughout.” “The rooms are all generously proportioned and exceptionally light and bright,” adds Patrick, “and each of the main living areas radiates from our extremely impressive reception hall so the layout flows beautifully. We also love the fact that both the kitchen and the main living room have patio doors that open straight out onto the garden so when the sun is shining we can bring the outside in.”

“The house has the added bonus of sitting on a lovely big plot, so it’s set well away from the road, we have huge area for parking to the front and a gorgeous garden at the back,” continues Jean. “The garden – and more specifically the lawn, which everyone comments on – is my absolute pride and joy,” adds Patrick. “It was a real blank canvass when we came here, but over the years we’ve developed it into an extremely attractive space and one that’s ideal for sitting out, relaxing and entertaining, and there’s more than enough room for the grandchildren to have a good run around. It’s a surprisingly big garden for a town-centre property, and it’s also really private and peaceful; when we’re sitting out there is almost impossible to believe we’re quite literally a stone’s throw from the centre of town.”

We spend a lot of time in the kitchen, but I think we’d both agree that the living room is our favourite part of the house. It has all of our comforts: a surround-sound system, a big TV on the wall and a very attractive fireplace, which is a lovely focal point of the room and creates a really cosy atmosphere when the fire’s roaring away.”

“We’re right in the centre of town so everything we need is within striking distance. However, here on Vicarage Road we enjoy utter peace and privacy, and we’ve also been blessed with fabulous neighbours, the best we’ve ever had! And living in Rugby has presented us both with lots of opportunities to keep busy. For instance, I’m very involved with the Rotary Club and Jean volunteers at a local hospice so we feel very much a part of the community.”

“Something else we’ve never had to worry about is parking, either for ourselves or visiting guests. We can comfortably fit six cars on the drive – although we have been known to squeeze in a few more when we’ve been having a party – and we also have a large double garage that can take two SUVs as well as my rather large workbench.”

It’s going to be a tremendous wrench to leave Fisher House, but we’ve decided we’d like to move closer to our family,” says Jean. “In terms of what we’ll miss, I have to say everything,” adds Patrick. “The house, the garden, the setting... Everything about the property is perfect.”*

*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

As you ascend the charming staircase and pass the wide half landing you arrive at the galleried landing having decorative coving with a lovely picture window overlooking the rear garden, radiator heating with a stylish radiator cover, airing cupboard housing the pressurised hot water cylinder and loft hatch with ladder giving access to the partially boarded loft. The main bedroom (although having three generous bedrooms all with ensuite making it difficult to choose which should be the main bedroom) has a range of built in mirrored wardrobes and a window overlooking the frontage. Steps lead down to the dressing area having additional built-in wardrobes and leads to the ensuite bathroom having a white suite comprising bath with mixer tap and shower attachments, pedestal wash hand basin and low-level flush WC, Half wall tiles continue around all the walls with a sky light window and heated towel rail. Bedroom two is also a spacious double room with built in wardrobes and picture window overlooking the rear garden. The ensuite has an opaque side window, large enclosed shower with decorative tiling and quality shower, built in vanity units with integrated sink and integrated wall hung WC. Heated towel rail and quality wall tiles complete this lovely ensuite. Bedroom three is situated at the front of the property and has both a front and side window. Another lovely ensuite comprises; shower enclosure with quality shower and tiles, built in vanity unit with storage, integrated sink and integrated WC. Heated towel rail and quality wall tiles. Bedroom four is the smallest of the bedrooms but can still accommodate a double bed and has a window overlooking the rear garden. The large family bathroom has two opaque windows and quality wall tiles. It has a fully tiled shower enclosure with quality shower, bath with mixer tap and shower, attractive wall hung vanity unit with storage drawer and integrated sink and integrated WC and a chrome radiator.















Front Garden, Double Garage & Parking.

Wrought iron electric gates mounted onto brick pillars provide access to the Cotswold stone driveway and extremely generous parking area and frontage. The integrated double garage has two up and over doors, light and power connected and houses the gas fired central heating boiler. To the front of the property there is parking for at least six cars. A perfectly manicured hedge provides screening and privacy to the front of the property with attractive planting along the front and sides of the property together with side access gates and outside lighting.

Rear Garden.

The Southeast facing garden has also been stylishly landscaped with a selection of flower borders and raised beds and a beautifully manicured lawn. A sandstone pathway runs along the side and rear of the garden and blends into the large patio that runs almost the full length of the property. There is ample space for both a generous seating area and eating/entertaining area. An attractive pagoda at the top of the garden provides a perfect spot to sit and admire the view of this lovely property. The rear of the property enjoys sunshine from morning to late afternoon.





LOCATION

The property is situated within walking distance of Rugby School, Rugby train station and the town centre which has a good range of shops and restaurants. Further shopping can be found at the Junction One and Elliot's Field retail park and for those looking to commute Rugby has a main line train station where trains convey London commuters to Euston in under 50 minutes. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A5, A14, M1 and the M6. For education there is also an impressive range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Lawrence Sheriff, Princethorpe College, Rugby High, and the world-renowned Rugby School. With further choice in both Coventry and Leamington Spa.



INFORMATION

Services.

Mains water, electricity, mains drainage, gas central heating, (Broadband connected).

Local Authority.

Rugby Borough Council.

Telephone (01788) 533533.

Council tax band 'G'.

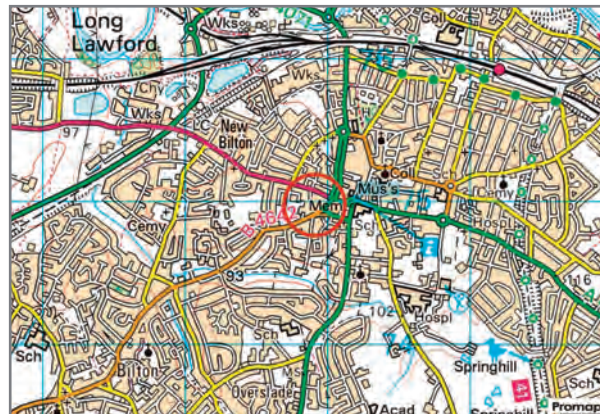
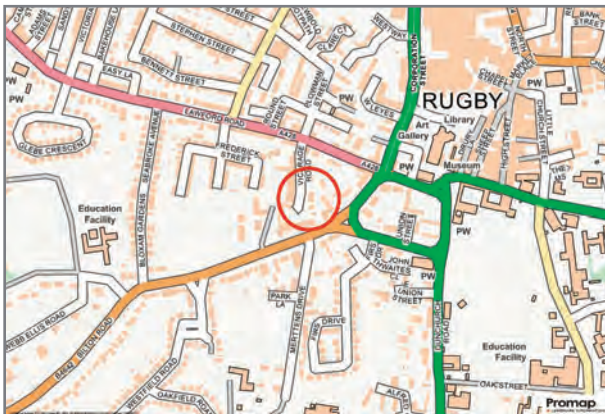
Viewing Arrangements.

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



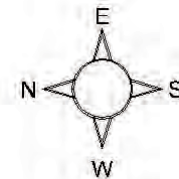
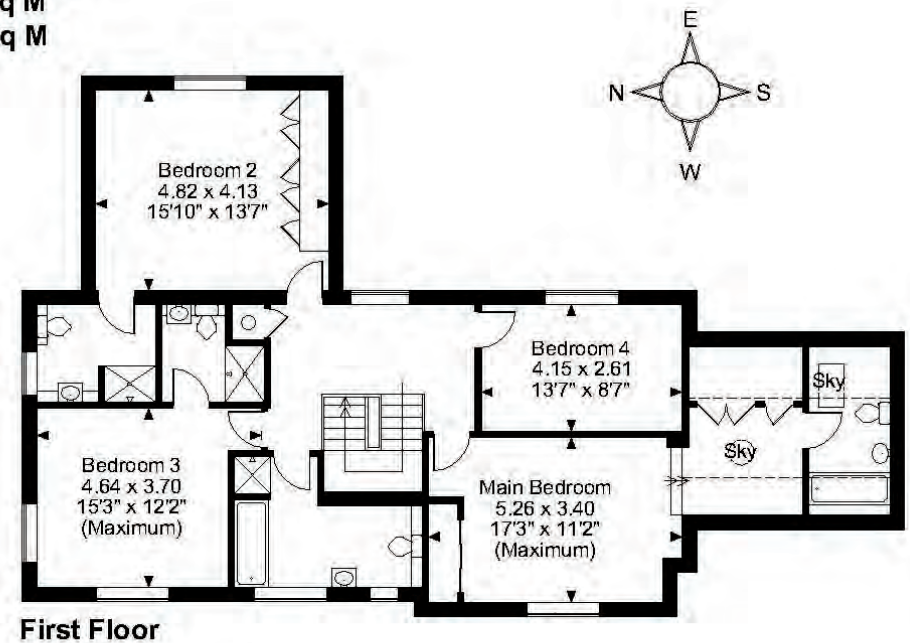
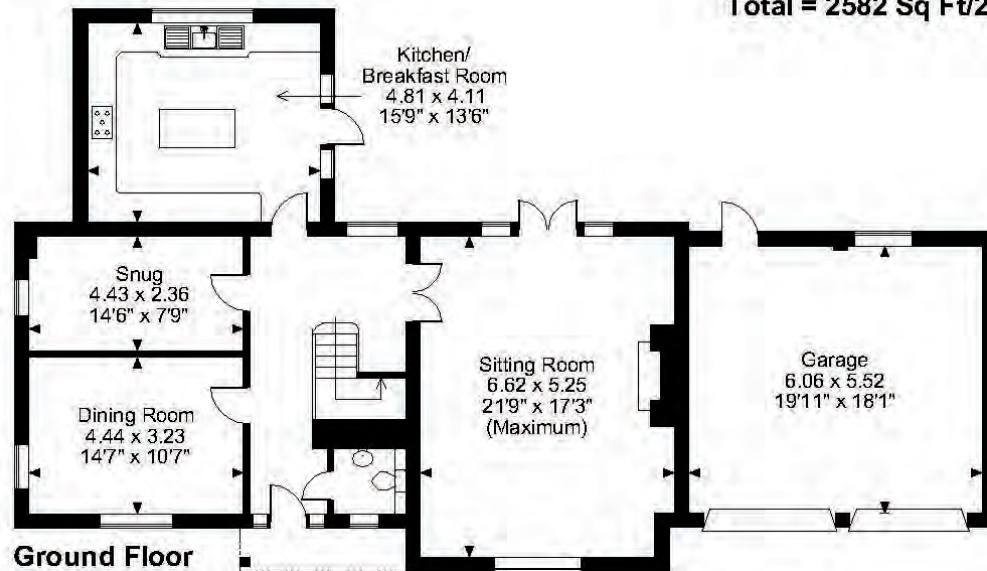
Fisher House, Vicarage Road, Rugby

Approximate Gross Internal Area

Main House = 2222 Sq Ft/206 Sq M

Garage = 360 Sq Ft/33 Sq M

Total = 2582 Sq Ft/239 Sq M

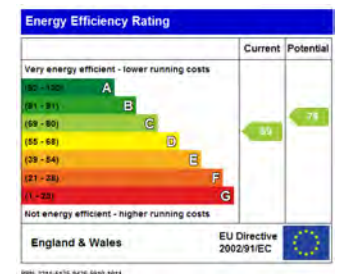


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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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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



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby
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email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards. Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale. They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

”

Set the bar impossibly high for other estate agents.

Nicola and Liz represented both our sale and purchase, and I can safely say that they set the bar impossibly high for other agents. After finding our dream home, they helped us to sell our property within 2 weeks of listing, and went above and beyond to push both transactions through in a short time frame (despite unprecedented market conditions). No query was too small nor too large, and invariably Nicola and Liz were already working on any issues which arose before I flagged them. Many thanks for your incredibly hard work!

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THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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LIZ & NICOLA

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