





Back Lane

Harborough Magna, Rugby,

Edward Knight Estate Agents are delighted to offer for sale this particularly individual, detached property which is located in a picaresque location in the ever-popular village of Harborough Magna.

This tardis like home has undergone extensive refurbishment in recent years and includes five bedrooms and a variety of versatile living space set over 2,100 sq ft of property. The property also boasts a private wrap around garden with mature fruit trees and various entertaining areas, as well as off road parking for several vehicles within the fore garden.

Harborough Magna is a beautiful village and parish in Warwickshire, located approximately 4 miles North-West of Rugby on the B41 12. The village offers a church, an excellent pub/gastro restaurant, a nursery and toddler group and a Parish Council with numerous organised village events. Nearby village Stretton-under-Fosse is home to the award-winning Malt Kiln Farm Shop which includes the Revel Bakery.

There are various motorway connections to include the M6, M1, M69 and the M40, all within 15 miles, giving access to London, Birmingham, Coventry, and Oxford.

Rugby railway station offers a direct fast train to London Euston (under 50 minutes) and Birmingham (under 39 minutes).

Schools include the highly regarded Revel C of E Primary in Monks Kirby. Senior schools are located in Rugby (including Grammar Schools Lawrence Sheriff and Rugby High). Independent education can be found at Rugby School, Princethorpe and Bilton Grange (co-ed Preparatory).

Sporting and recreational facilities in the area include golf in Rugby at Whitefields Golf Club, Forest of Arden (Meriden), Staverton Park Golf (Daventry); fishing and sailing at Draycote Reservoir; racing at Warwick, Stratford-upon-Avon, and Towcester. Tennis in Rugby and Coventry.

£600,000 (Offers Over)



SITTING ROOM

Double glazed composite door to front aspect. uPVC double glazed windows to front and side aspects. Tiled flooring. Underfloor heating. Storage cupboard. Spiral staircase and Aritco Butler Platform lift leading onto further accommodation.

GUEST WC

Low level W.C. Wash hand basin. Fully tiled walls and extractor fan. Storage cupboard.

GROUND FLOOR STUDY

9' 5" x 6' 4" (2.87m x 1.93m)
uPVC double glazed window to front aspect. Underfloor heating. Television point.

LOUNGE

16' 5" x 17' 8" (5m x 5.38m)
uPVC double glazed windows to front and side aspects. Solid oak flooring. Television point. Radiators.

UTILITY ROOM

9' 7" x 6' 4" (2.92m x 1.93m)
Space for washing machine and tumble dryer. Cupboard housing central heating boiler. Radiator.

OPEN PLAN KITCHEN DINER

Obscure shaped room 9' 11" x 33' 6" (3.02m x 10.21m)
The kitchen area comprises of:
Wall and base units with granite work surfaces over. Belfast sink with mixer tap and filtered water tap. Integrated fridge and freezer. Integrated dishwasher. Integrated wine cooler. Integrated microwave oven. Free standing rangemaster gas cooker with cooker hood above. Tiled flooring. Underfloor heating. Under counter lighting. uPVC double glazed windows and stable door to front aspect. 2 Velux sky lights to side aspect.
The dining area comprises of:
uPVC double glazed patio door to side aspect. Telephone point. Tiled flooring. Underfloor heating. Radiator. Leading onto:

INNER HALLWAY

Loft access. Storage cupboard. Doors onto further accommodation. Underflooring heating. Velux sun tunnels.

STUDY

9' 8" x 6' 0" (2.95m x 1.83m)
Solid oak flooring. Radiator. Velux sun tunnel.

BEDROOM ONE

16' 10" into dressing area x 12' 5" (5.13m x 3.78m)
uPVC double glazed windows and French doors onto rear aspect. Television point. Solid oak flooring. Radiator. Dressing area with fitted wardrobes and Velux sun tunnel.

ENSUITE

Double shower cubicle with mains powered shower. Low level W.C. Wash hand basin. Heated towel rail. Extractor fan. Fully tiled walls and tiled flooring. Shaver points. uPVC double glazed opaque window to rear aspect. 'Warm up' electric underfloor heating.

BEDROOM TWO

11' 7" x 12' 0" (3.53m x 3.66m)
uPVC double glazed window to side aspect. Television point. Solid oak flooring. Radiator.

ENSUITE

Shower cubicle with mains powered shower. Low level W.C. Wash hand basin. Fully tiled walls and flooring. Extractor fan. uPVC double glazed opaque window to side aspect.

BEDROOM THREE

11' 3" x 11' 10" (3.43m x 3.61m)
uPVC double glazed French doors to side aspect. Television point. Solid oak flooring. Radiator.

BEDROOM FOUR

11' 4" x 9' 9" (3.45m x 2.97m)
uPVC double glazed window to side aspect. Television point. Solid oak flooring. Radiator.

BEDROOM FIVE/SITTING ROOM

9' 11" x 9' 9" (3.02m x 2.97m)
uPVC double glazed window to side aspect. Television point. Solid oak flooring. Radiator.

FAMILY BATHROOM

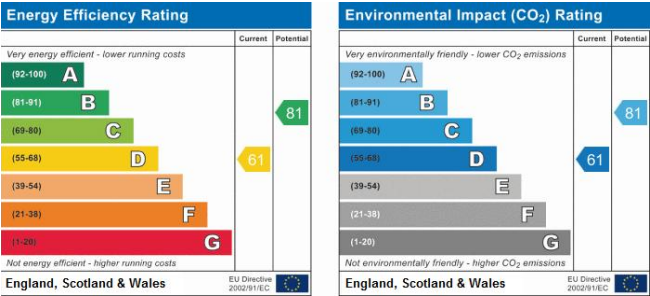
Panelled bath with mixer tap and shower head over. Separate shower cubicle with mains powered shower. Low level W.C. Wash hand basin. Fully tiled walls and tiled flooring. Heated towel rail. Extractor fan. uPVC double glazed opaque window to side aspect. 'Warm up' electric underfloor heating.

FRONT GARDEN

Low maintenance Cotswold Stone driveway with parking for multiple vehicles.

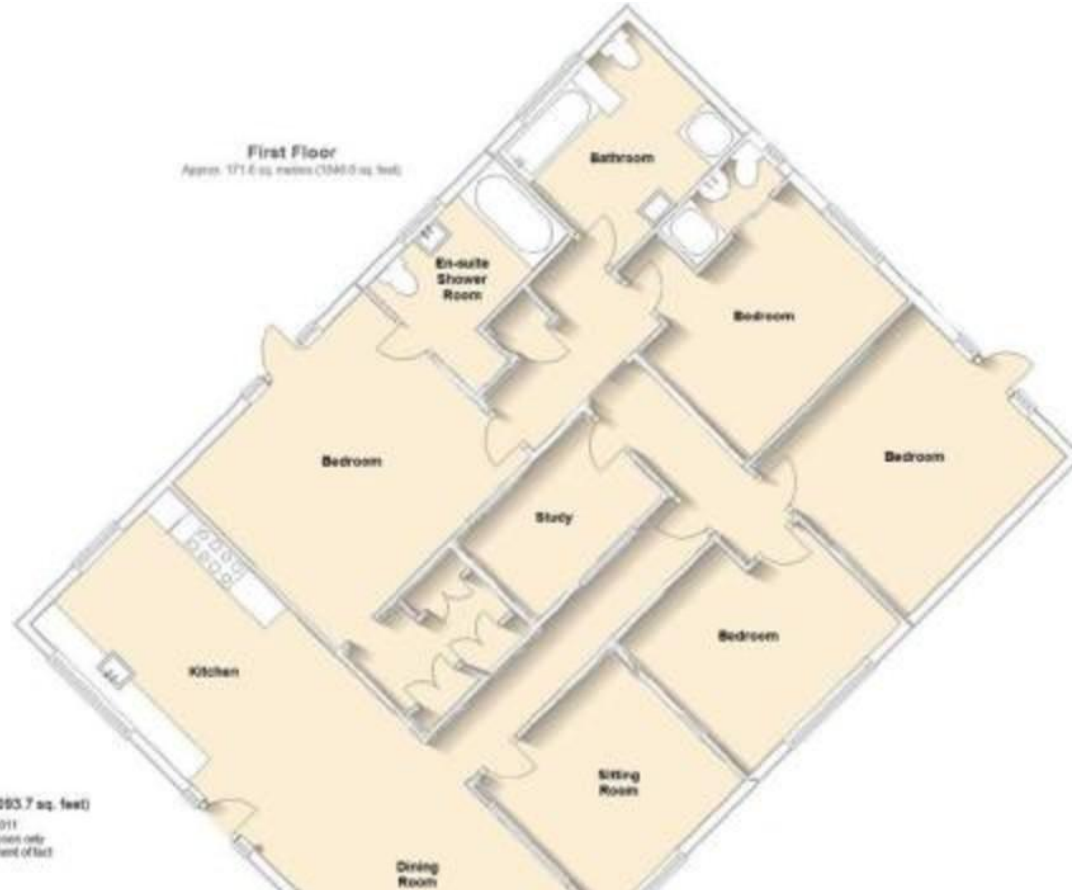
REAR GARDEN

A wrap around garden comprising of different sections of lawned and patio areas, mature trees, and flower beds. Timber fencing and hedging surrounds. Gated access to side. Timber built shed.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

First Floor
Approx. 171.6 sq. metres (1840.5 sq. feet)



Total area: approx. 194.5 sq. metres (2093.7 sq. feet)
Produced by C/I Energy Limited 2011
These floorplans are for illustration purposes only
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Ground Floor
Approx. 33.1 sq. metres (356.0 sq. feet)

