



FARTHINGFIELDS | DUNCHURCH | RUGBY | WARWICKSHIRE | CV22 6NS

COUNTRY HOMES | COTTAGES | UNIQUE PROPERTIES | CONVERSIONS | PERIOD PROPERTIES | LUXURY APARTMENTS



A quality new thatched house situated in one of the counties most popular and well-served villages by award winning house builders Parker-Lake Homes.

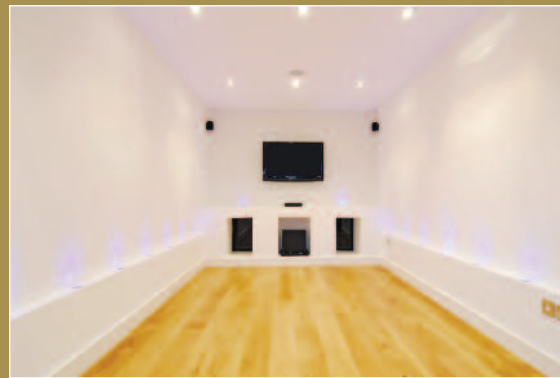


“Farthingfields” is an outstanding brand new house situated on the outskirts of this well-served and most sought after of villages. Built to Parker-Lake’s exacting standards the property offers integrated alarm, vacuum and sound systems, and under floor pressurised central heating. The high specification includes solid oak double-glazed windows, bespoke kitchen and superb bathroom fittings throughout. The full accommodation comprises; entrance hall, cloakroom, drawing room, dining room, family/media room, kitchen/breakfast, laundry room. The first floor has a galleried landing, four bedrooms, 3 bathrooms (2 en-suite). Outside there is an integral garage, parking for 3 vehicles with a private enclosed rear garden with open views behind.

Beautifully placed in the highly desirable and much sought after historic village of Dunchurch, Farthingfields is a prestigious home where quality of design and extraordinary attention to detail has been the keystone.

Sensitively developed it sits comfortably within its setting. The entire build is a perfect blend of traditional materials and modern high tech building innovations. The result is a home that literally provides the best of both worlds – the comfortable and pleasing aesthetic of a traditional English thatched cottage with all the obvious advantages with modern thinking. To that end the interior is an absolute delight. Underfloor heating throughout perpetuates the clean lines and narrative of design negating the obvious need for unsightly radiators. Stone floors in cappuccino colours lead into the reception hall and kitchen, and the use of English oak and sisal carpeting in other reception rooms continue the natural feel.

Beams continue the heritage feel, and touches like the fire surround in the drawing room with an inset panel of herringbone brickwork - displaying once again the quality of detail and craftsmanship so evident throughout the entire home.



The further delight of this house is the melding of these sumptuous and tactile materials whilst still providing a home for modern living, evident in the fully integrated vacuum system throughout the house. The bathrooms, shower rooms and ensuites all incorporate telephone points and hairdryers. The media room acknowledges modern contemporary living perfectly with integrated sound system and plasma screen.

The location within the village is ideal, tucked away and private and yet within walking distance and easy reach of the shops and amenities. It takes just 5 minutes to reach the M45 and the M1, M6, M69 and M40 are easy to access. Birmingham international airport is an easy 35 minute drive and the main line rail station at Rugby takes just 15 minutes to reach and provided a 55 minute rail journey into London Euston station.

The developers of the fine country house would advocate that it offers space to live and room to breathe – Farthingfields offers all that and so much more!

GROUND FLOOR

As soon as you walk under the thatched entrance porch and through the solid oak entrance door into the impressive hallway, there should be no doubt that this is a quality build. The welcoming entrance hall has borrowed light from the galleried landing with a sweeping oak staircase rising to the first floor. Alarm panel, entry phone system, cloakroom. Double oak doors lead into the drawing room, which is a light double aspect room with a front window and double doors to the garden. There is a large inglenook style fireplace with feature brick surround and a period style fire basket. The dining room has solid oak flooring with wall-light points, oak windows to three elevations and double doors to the garden. The fully equipped family/media room has oak flooring with LED mood lighting. Digital Panasonic TV with Samsung speakers, front window.

Double doors lead into the kitchen/breakfast room fitted with traditional hand painted solid wood cabinets with soft closing drawers and cupboards. An electric fan-assisted cooking range with a five-ring gas hob and stainless steel extractor hood above. Integrated fridge/freezer, housing for microwave, and matching eye-level units. The high specification is completed by bespoke work surfaces, relief tiling, halogen down lighters and sound system. This stylish and contemporary room also has a limestone floor, door entry system and dual aspect windows. The laundry room has a range of base and eye-level oak cupboards with work surfaces and traditional sink unit. There are plumbing facilities, alarm sensor and a double-glazed window and side door.

FIRST FLOOR

The galleried landing has an eyebrow front window providing open views. The airing cupboard houses the under floor heating system and the pressurised hot water cylinder. There are controls for all of the integrated systems featured within the property, smoke alarm and alarm sensor. The master bedroom has ceiling speakers and reading light points. There are side and front windows again providing open views. There is a bespoke fitted dressing area with archway leading to the en-suite. This stunning room has a walk-in wet room with two Porcelanosa shower units and mood lighting. There are 'his and hers' wash hand basins, fitted mirror, quality ceramics, fitted Hyco hairdryer. Contemporary mirrored radiator, down lighters, ceiling speakers. The second double bedroom has a range of fitted wardrobes with double doors and a Juliet balcony overlooking the garden and paddock land behind. There is a retractable ladder leading to the insulated and boarded attic room, which has light connected and an eyebrow window.

Bedroom two has an equally impressive en-suite wet room with a Porcelanosa shower unit, glazed shower screen, contemporary basin and a wall hung WC. Quality floor and wall tiles, down lighters, opaque window. The third double bedroom has a wardrobe recess, there are TV and telephone points in all bedrooms. The rear window provides probably the best views to the rear of the house. The fourth bedroom has both side and front windows. The main bathroom has a Victorian rolltop bath with fitted mixer tap and showerhead attachment. There is a tiled shower enclosure with an Imperial shower unit. Half panelled walls, Victorian style WC with washstand, ceiling speakers, shaver point, opaque window.

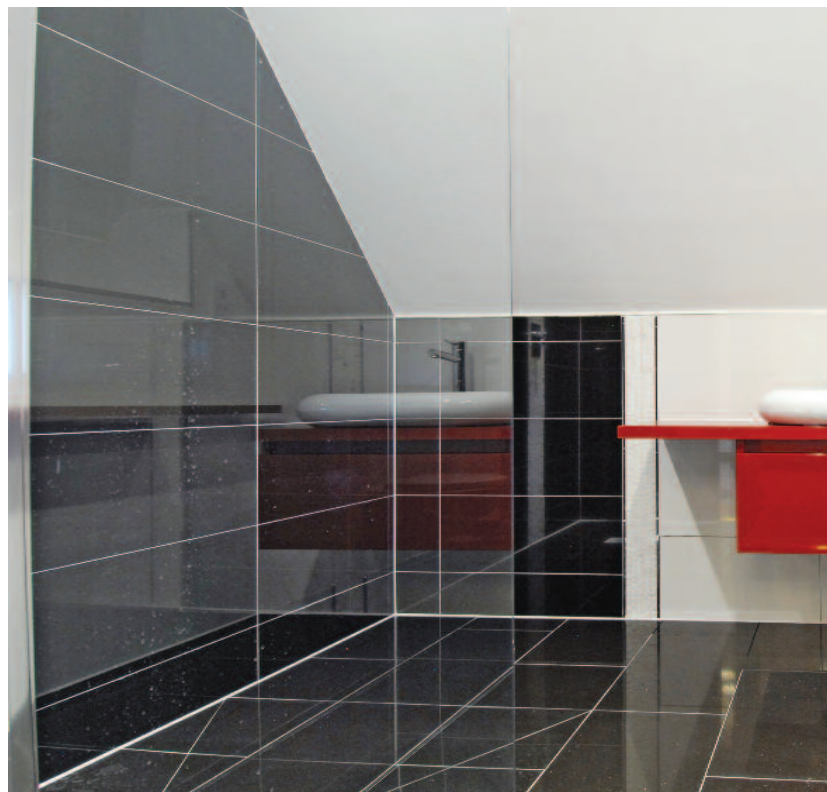


SINGLE GARAGE & PARKING

The integral garage has an electronically operated door with a side window and a personal door. There is ample power connected and it houses the Ariston gas-fired combination boiler, the fuse controls and the Beam integrated vacuum system. There is a shared paved courtyard to the front of the garage providing adequate parking for 3 vehicles and a turning area.

REAR GARDEN.

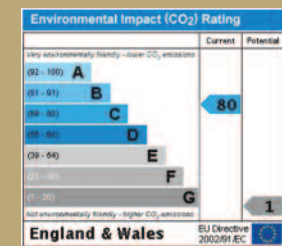
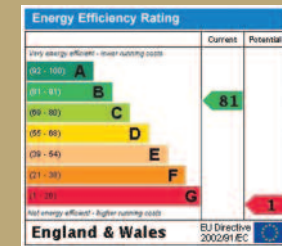
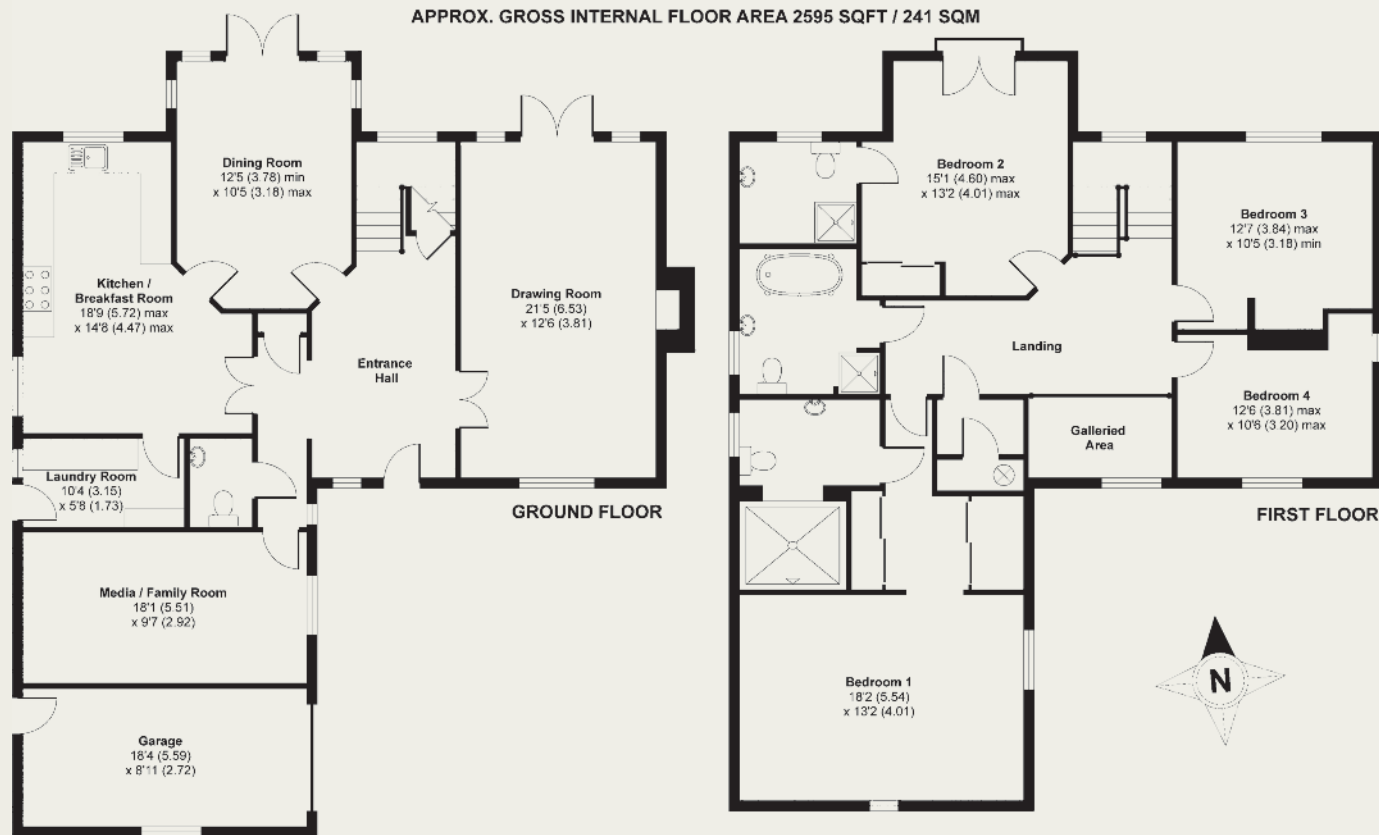
Directly behind there is a private terrace running the full width of the plot. There are four coach lamps, cold-water tap and an outside power supply. There is a small strip of garden with several semi-circular flowerbeds. The garden is fully enclosed by the neighbouring rear garage and a high-level illuminated bottle wall along the main boundary. On the top of the wall there is close-boarded fencing with brick piers. Across the rear boundary there is post and rail fencing with a raised well-planted border retained by timber logs. The garden has been designed to offer privacy and requires the minimum of maintenance allowing the owner more free time to reduce the golf handicap or just relax!



- Outstanding New Home
- Spacious Drawing Room
- Generous Dining Room
- Family/Media Room
- Bespoke Breakfast/Kitchen
- Laundry & Cloakroom
- 4 Good Bedrooms
- 3 Bathrooms (2 En-suite)
- Wooden Double Glazed
- Fitted Alarm System
- Sound & Vacuum Systems
- Under Floor Gas Heating
- Boarded Attic Room
- Garage & Ample Parking
- NHBC Guarantee
- Private Rear Garden



“The result is a home that literally provides the best of both worlds – the comfortable and pleasing aesthetic of a traditional English thatched cottage with all the obvious advantages with modern thinking”.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Location:

Dunchurch is one of the most sought after villages with The Dun Cow pub/restaurant providing good food, beer and overnight accommodation. There is also The Green Man, Omar's Indian restaurant, The Thatched Cottage and The Huntsman Carvery. The village has a busy village post office/store, two hairdressers, newsagents, a beauty salon. There is a village library, chemist, a doctor's surgery and a well regarded village junior school, with private schooling available in either Rugby or Bilton Grange as well as highly acclaimed Grammar schools. Sainsburys is just over a mile away, and there is a wide range of shopping available in nearby Rugby, situated approximately three miles away, with a regular bus service. Within Rugby there is a Virgin Train service giving access to Euston, London in under an hour. Due to the excellent road network surrounding Rugby, there is also good access to Southam, Daventry, Leamington, Northampton, Warwick, Coventry and further a field in Milton Keynes.

Directions:

From the central gyratory system leave town on the A426 Dunchurch Road passing Sainsburys on your left hand side. Turn right at the next roundabout toward the village of Dunchurch. Continue through the village of Dunchurch and as you arrive at the main crossroads and traffic lights turn left onto the A45 where signposted towards Braunston and Daventry. After approximately 600 yards the property can be easily recognised on your left hand side with a Fine & Country 'for sale' board outside.

Services:

Mains water, electricity, drainage, gas, satellite and BT connection.

Local Authority:

Rugby Borough Council.
Telephone (01788) 533533.
Council tax band (To be assessed).

Viewing:

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

Website Address:

For more information visit the property's unique website address at www.fineandcountry.com/468000053.

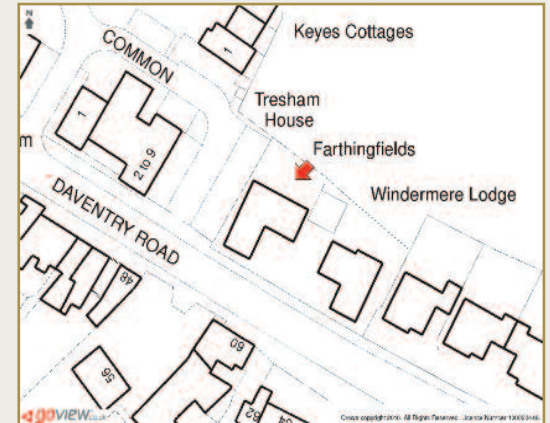
Opening Hours:

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	11.00am - 3.00pm

FINE & COUNTRY
fineandcountry.com

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