WASHBROOK HOUSE

An attractive modern detached home situated in the popular Warwickshire village of Broadwell, set in 0.58 acres of beautiful gardens.
Washbrook House was constructed in the late 1990’s and has been modernised extensively by the present owners. The house offers flexible and versatile accommodation across three floors, with four large double bedrooms on the first floor, two with en suite shower rooms, plus a family bathroom. The second floor offers flexible accommodation with a further two bedrooms and a shower room. On the ground floor there is an entrance hall, study, formal dining room, sitting room and kitchen/breakfast room together with a cloakroom and utility room. Outside there is a 0.58 acre plot of beautiful gardens with a double garage. The garden is not overlooked from the rear and has an attractive meadow and a variety of trees on the boundary providing a sheltered and secluded spot.
Accommodation Summary

Ground Floor
The entrance hall has an attractive engineered oak polished floor with timber glazed entrance door. Stairs rise off to the first floor and there are doors that lead off to the principal reception rooms to include a sitting room, dining room, study, kitchen/breakfast room and cloakroom. The latter has a low-level WC and a wash basin with tiled splashback. The study, which is situated at the front of Washbrook House, has a double-glazed window to the frontage, a radiator and an engineered oak floor. Neighbouring this is the dining room, again with an engineered oak floor, this has a double-glazed French patio door overlooking the side gardens plus four uplighters. The sitting room which is situated at the rear of the house, has double glazed windows overlooking the rear garden, French patio doors leading to the rear terrace and an attractive log burner with raised hearth and a double glazed window to each side. The kitchen/breakfast room has views to the front and there are double glazed doors leading to the rear terrace, a door leading off to the utility room, space for a dining table and a variety of matching base and wall mounted kitchen units, a Bosch five ring gas hob with extractor above and a Bosch double oven with adjoining work surface. There is a ceramic tiled floor in the kitchen area and a door that leads to the integral double garage which has two up and over doors, power and lighting and houses a gas-fired central heating boiler (installed in September 2016). There is also a personnel door that provides access to the garden. Inside the garage there is a store room which houses the utility meters.
We were drawn to Washbrook House before we had even stepped through the front door,” say the current owners of this 6 bedroom detached home in the Warwickshire village of Broadwell. “We loved how the house sat on its plot, giving us options for creating different garden areas within which to relax. We have been developing these as low maintenance areas ever since, from the shady front garden to the herbaceous beds and the sun-soaked meadow beyond, plus the productive fruit and vegetable garden.”

The house itself is spacious and airy, with generous bedrooms and versatile reception rooms enabling everyday family life and entertaining alike. “The sun streams into the kitchen and other rooms at the back of the house,” say the owners, “so the living space feels light and open, even in the winter months. As well as welcoming in the natural daylight, the large rear windows offer picturesque views of the gardens whilst we are not overlooked. The generous bedrooms provide comfortable accommodation for visiting family and friends.”

“The location of the property has much to recommend it”, say the owners. “We enjoy the surrounding traditional Warwickshire countryside, the peace and quiet, and the friendly and supportive village community. High-speed broadband has recently been installed in the area, and is a great asset.”

The nearby market town of Southam, with its schools, shops and services, is just 4 miles away. A school bus service runs through the village. Rugby High School for Girls, Lawrence Sheriff Grammar School, Bilton Grange Prep School, Rugby Public School and Princethorpe College Public School are all within easy reach, too. A conveniently accessible network of major roads gives ready access to Birmingham, Coventry, Leicester, Northampton, Milton Keynes and Oxford. Leamington Spa and Banbury are also within easy driving distance of the property. Rugby train station is nearby, giving high speed services to London.

“The property is ideal for entertaining, both inside and out. Having so many bedrooms and bathrooms means that guests can have their own space and privacy, whilst the communal areas downstairs provide plenty of room for everyone to be together. Meanwhile, the garden is the perfect place for family barbecues and relaxed alfresco dinners, whilst children run and play.”

“We shall miss the space, storage and flexibility afforded by the house itself, not to mention the productive fruit and vegetable garden.”*

*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.
First Floor
The first-floor landing has stairs leading to the second floor and then doors lead off to bedrooms one, two, three and four, the family bathroom and an under-stairs storage cupboard. The house has the luxury of two large ensuite bedrooms, either of which could be chosen for a master suite. One has double glazed windows to the front and rear, offering attractive views of the garden, with its own en suite bathroom with panelled bath, shower, shower screen, low level WC, pedestal wash hand basin and obscured double-glazed window to the front. From the bedroom there is also a door to a large attic room, which has a circular window at the gable end and a Velux roof window. This could be used for storage or a dressing room if so desired. The other large bedroom has delightful views of the garden via two double glazed windows. There is a built-in wardrobe with hanging rails and a door that leads to the ensuite shower room which has a shower cubicle, pedestal wash hand basin and low-level WC. At the front of Washbrook House, bedroom three has a built-in double wardrobe and a double-glazed window. Bedroom four is adjacent to this, again with a double-glazed window overlooking local farmland. The family bathroom is fitted with a white suite and has a corner shower cubicle, pedestal wash hand basin, panelled bath and low-level WC. There is an obscured double-glazed window to the side and a heated towel rail.
"Our favourite room is our bedroom. It is simply wonderful to wake up in the morning, and to see the trees and hear the birdsong out the window."

Second Floor
The landing is well lit with a Velux roof window and a variety of bookshelves and eaves storage. This floor is particularly suited to an independent relative who could use the two bedrooms as an alternative sitting room and bedroom or the rooms could be perfect for a studying teenager. There is a bedroom to the front, currently in use as a second-floor sitting room with a double glazed window overlooking the farm and fields beyond. There is access to the eave’s storage space and across the landing is a single bedroom that has attractive views of the rear garden. Serving these two rooms is a second-floor shower room with shower cubicle, pedestal wash hand basin and low-level WC.
Outside
The property has a patterned cobbled driveway with off-road parking for at least six vehicles, and access to the double garage. The foregardens are planted with a large number of shrubs, herbaceous perennials and spring bulbs. There is also a block paved pathway that leads off the road and another from the parking area to the front entrance door. From the top of the drive there is a five-bar gate that accesses the garden and a pedestrian gate that leads to the rear patio.

Side Garden
The side garden to the house, just off the French patio doors from the dining room, has gated access from the front, a productive fruit and vegetable garden and is also well stocked with herbs. There are a few raised beds and a pathway and decking area next to the French doors.

Rear Garden
This is immediately off the rear elevation and is laid mainly to lawn with a variety of attractive shaped hedges and trellis work marking different areas of the garden with some well stocked and shaped shrub and herbaceous borders. There is a hornbeam hedge and trained archway that leads off into an area of non-garden land, which is currently managed as a wild flower meadow, accessed by mown pathways. All in all, the total plot encompasses 0.58 acres but is relatively low maintenance.
Broadwell is a small, attractive and popular Warwickshire village, situated in unspoilt countryside between Rugby and Southam. There is a new village hall and a village green. There are two churches, the Broadwell Methodist Church and the Church of the Good Shepherd. There is a wide selection of country pubs and restaurants in the surrounding villages, with shopping available 4 miles away in Southam, which has a Tesco, Co-op and other local stores, whilst there is also a Sainsbury’s superstore only 6 miles away in Rugby. There is a wider range of shopping in Royal Leamington Spa, or Rugby, both having frequent train services into London. The train service from Rugby to London takes 55 minutes, Birmingham Airport is 24 miles away and the M40 (J12) is 11 miles away. Junior schooling is found in nearby Leamington Hastings, Dunchurch and Southam. There is a wide choice of excellent private schooling all within easy travelling distance, as are the highly regarded boys’ and girls’ grammar schools in Rugby. Regular school buses transport school children directly from the village.
Services
Mains gas, mains water, electricity and high-speed broadband are 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
Washbrook House, Hayway Lane, Broadwell
Approximate Gross Internal Area
Main House = 2843 Sq Ft/264 Sq M
Garage = 373 Sq Ft/35 Sq M
Total = 3216 Sq Ft/299 Sq M

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/6385499/SS
FINE & COUNTRY

Sam has been an estate agent in the local area since 1996. He 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. Fine & Country Rugby constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam consistently delivers.

YOU CAN FOLLOW SAM ON

Sam has a great personality; friendly, helpful and informative but very professional. The whole process was trouble free and we cannot recommend him highly enough. Although their fees are higher than others, they achieved a higher selling price which we were exceptionally pleased with.”

Sam FUNNELL
BRANCH PARTNER

Fine & Country Rugby
22 years experience | 01788 820062
e-mail: sam.funnell@fineandcountry.com

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the 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.