



4 The Rickyard

EASENHALL, RUGBY, CV23 0JN

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a glamorous family home on a quiet cul-de-sac with a wealth of space for entertaining guests, room for children to play, and luxurious facilities, then look no further than this stunning four bedroom detached family home!

Property at a glance

Freehold Detached Home

Four Generous Bedrooms

Large Open-plan Kitchen/Dining and Living room

Master Bedroom With En Suite And Dressing Area

Luxurious Modern Bathroom With Built-In TV

Detached Double Garage

Driveway Parking For Up To Six Cars

Quiet Cul-De-Sac In A Beautiful Village

Excellent Commuter Transport Links

EPC Rating - C





It's a pleasure to introduce you to this beautiful four-bedroom detached family home! This gorgeous home offers a wealth of space for even the largest family and is situated on a quiet cul-de-sac with parking for eight cars on its spacious driveway and double garage. Constructed in 2004 by developer Francis Jackson who are renowned for their high-quality builds. The house is situated in the sought after village of Easenhall. It benefits from three reception rooms, a double garage and grand views to the open countryside.

This beautiful four-bedroom detached family home offers a beautiful, mature landscaped rear garden. The rear garden is a very generous size and is very private as a large hedgerow screens the rear of the garden. A large portion of the rear garden is laid to lawn and it also offers a very spacious patio which provides plenty of space for outdoor seating and for summertime barbeques.

Easenhall is a particularly attractive and sought-after conservation village, situated around 4.5 miles to the North West of Rugby. The village has a chapel and is home to the Golden Lion Hotel and Restaurant. Day-to-day shopping facilities can be found in the neighbouring village of Brinklow and at Elliotts Field retail park on Leicester Road where there is an extensive range of big brand shopping available. Easenhall's central position provides good access to the A5 at nearby Pailton, which further connects to the excellent road network surrounding Warwickshire, including M1, M6, M69 and A14. There is a Virgin Train service from Rugby arriving in London Euston London in under one hour.



“For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten”

The Seller's View

“This has been our family home for over 15 years, watching the children grow up here has been the most amazing experience, it's now time for someone else to love this house as much as we have”

“Christmas Time the house really comes in to its own, we have always had a huge Christmas tree in the living room and with the fire lit it just felt amazing”

“Our home has been perfect for our children! The area is very quiet being on a cul-de-sac and the rear garden has been a perfect place for them to play. The children have their own swing and trampoline to play on with their friends all whilst being in the safety of their own home, its been fantastic!”



“Our favourite room – the Kitchen, Dining and Living Room”

Directions

Heading North-East on A426. At the roundabout, take the 2nd exit onto Newbold Road. At the roundabout, take the 1st exit. At the roundabout, take the 2nd exit. Continue to follow B4112. Turn left onto Easenhall Road. Continue to follow Easenhall Road. Turn right onto Cord Lane. Turn left onto The Rickyard. Turn right to stay on The Rickyard, 4 The Rickyard, Easenhall, Rugby, CV23 0JN will be on the left.

Services

Mains gas, mains electricity, mains water and superfast broadband are connected.

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - G

Viewing Arrangements

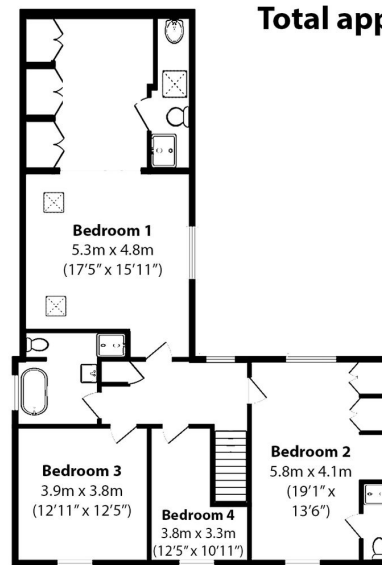
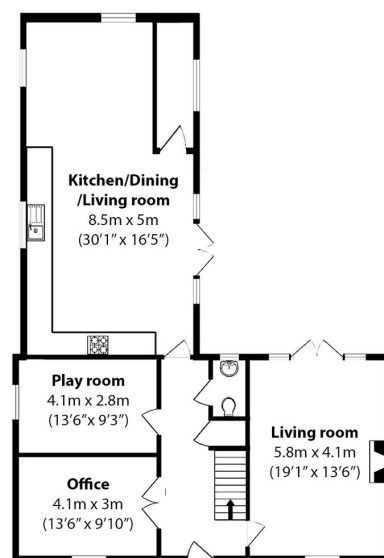
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenties/Distances

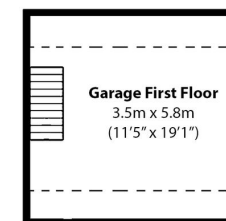
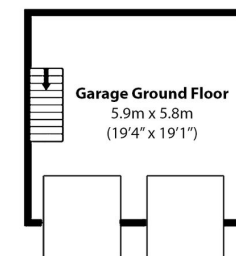
Town Centre 4.3 miles
Primary Schools 3.4 miles
Train Station 4.2 miles
Motorway Links 4.3 miles
Airport 19.1 miles
Nearest City 8.9 miles
Bus Stop 0.1 miles
University 8.4 miles
Hospital 5.0 miles



The Rickyard, Easenhall, CV23



Total approximate area - 261.72 sq.m. / 2817 sq.ft.



Not to scale - for identification only



AGENTS NOTES

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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