



3 Hunters Moon  
Flecknoe | Rugby | Warwickshire | CV23 8BD



# 3 HUNTERS MOON



*Nestled at the end of a private drive within the picturesque hilltop village of Flecknoe, this beautifully appointed five-bedroom detached residence offers over 2,900 sq ft of versatile accommodation. Set within a generous 0.24 acre plot, this is a rare opportunity to acquire a truly exceptional family home combining rural charm with modern comforts.*







# KEY FEATURES

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## Ground Floor Elegance

Step into a light filled entrance hall adorned with new oak wood block flooring, setting the tone for the rest of the home. A turned wooden staircase leads to the first floor, while a convenient cloakroom is tucked neatly beneath.

The spacious living room is the heart of the home, boasting a characterful inglenook style fireplace with multi fuel stove and dual aspect windows. French doors open onto the rear terrace, seamlessly blending indoor and outdoor living.

A flexible study/playroom enjoys garden views, while the formal dining room, perfect for entertaining, connects to both the conservatory and kitchen.

The stylish L shaped kitchen/family room is a chef's delight, fitted with contemporary grey cabinetry, integrated Bosch appliances and a Stoves cooking range with double oven, five ring induction hob and hotplate. Extensive work surfaces, a wine rack, and dual aspect windows enhance functionality and natural light.

From the kitchen, a practical utility room provides further storage, plumbing and access to the garden.

A welcoming family/lounge area with a side window extends from the kitchen, ideal for relaxed, modern family living.

Completing the ground floor is a spacious conservatory with underfloor heating, tiled flooring and panoramic views over the landscaped gardens, a perfect year round retreat.



























### First Floor Summary – Space, Light & Luxury

The first floor of this impressive home continues to deliver generous proportions and thoughtful design. A bright landing area provides access to the fully insulated loft, with natural light via two front facing windows. An airing cupboard houses the hot water cylinder, along with a smoke alarm and alarm sensor for added peace of mind.

The luxurious master suite is privately positioned and accessed via its own corridor with a charming dormer window. This exceptional bedroom benefits from two separate walk in fitted double wardrobes, dual aspect windows and a second loft hatch. The ensuite bathroom features a modern three piece suite, fully tiled shower enclosure, and antique style shower fittings, complemented by quality ceramics, a shaver point and an opaque window.

The second bedroom is also a generously sized double, offering built in double wardrobes and garden views from both side and rear facing windows. A second ensuite shower room mirrors the quality of the master suite with elegant tiling and stylish fixtures.

Bedroom three features two rear windows and dual built in wardrobes, making it ideal for guests or growing children. Bedroom four is another light and well proportioned room with a rear aspect, offering pleasant views over the garden. Bedroom five, while more compact, is still a practical single room or nursery, with a front facing window and fitted wardrobe.

Completing the upstairs accommodation is a beautifully appointed family bathroom, fitted with a modern three piece suite, a separate fully tiled shower enclosure with an antique-style unit, ceramic tiling throughout, a shaver point, extractor fan and opaque rear window.

























## External Highlights

### Front Garden & Approach

Accessed via a charming five bar wooden gate, the property is set back along a private, tree lined approach owned by No. 2 Hunters Moon. The block paved driveway offers ample parking and is bordered by lush planting, clematis covered fencing and carefully curated shrubbery.

### Double Garage & Parking

An integral double garage provides additional secure parking, complete with lighting, power, oil-fired Trianco boiler and a personnel door to the rear. The driveway accommodates three vehicles.

### Stunning Gardens & Outdoor Living

To the rear lies a wonderfully landscaped garden, a true highlight of the property. A spacious terrace with coach lamps overlooks a charming ornamental pond, with a waterfall flowing into a larger fishpond.

A generous decking area, rockery and mature borders featuring shrubs, grasses and seasonal plants create a vibrant outdoor haven.

The rear garden is laid mainly to lawn hosting a selection of soft fruit trees, a graceful willow and a mature maple. A decked corner retreat, protected beech tree, trellis fencing and post and rail boundaries offer excellent privacy and tranquillity.

Additional features include outdoor lighting, a cold-water tap, a concealed oil tank and a hidden garden shed.











## LOCATION – PEACEFUL YET CONNECTED

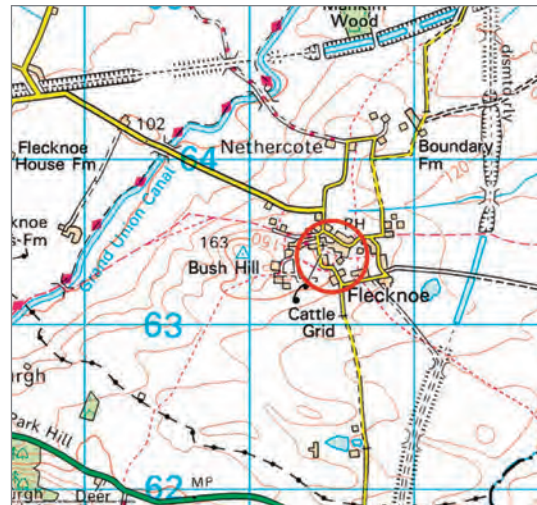
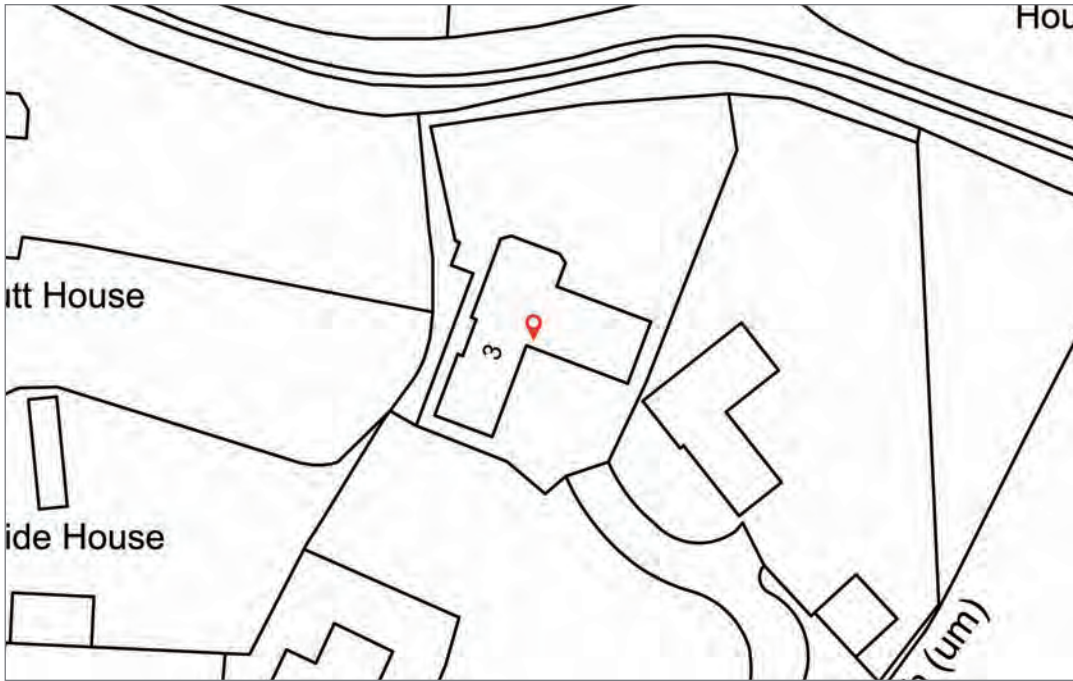
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Flecknoe is a quintessential English village with a strong sense of community, complete with The Olive Bush pub, village hall, and church. Everyday amenities are available nearby in Braunston or Dunchurch, with more extensive facilities in Rugby, Daventry, or Leamington Spa. For commuters, Rugby station offers direct services to London Euston in under 50 minutes, while the M1, M6, A5, A14, and M40 are all easily accessible, placing Birmingham, Coventry, Northampton, Oxford, and Milton Keynes within practical reach.









# INFORMATION

## Education

The area is served by an excellent selection of state and private schools, including:

- Bilton Grange Prep
- Rugby School
- Lawrence Sheriff Grammar (Boys)
- Rugby High School (Girls)
- Warwick School (Boys)

## Services, Utilities & Property Information

No Onward Chain

Tenure – Freehold.

EPC Rating – D

Council Tax Band – G

Local Authority – Rugby Borough Council.

Property Construction – Standard – brick and tile.

Electricity Supply – Mains electricity supply.

Water Supply – Mains water supply.

Drainage & Sewerage – Mains drainage and sewerage.

Heating – Oil fired central heating. There will be maintenance costs involved – please speak with the agent for more information.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 3 cars.

Special Notes – A tree on the property is subject to a Tree Preservation Order. Shared private drive – there are shared maintenance costs involved. Environment Agency data shows that the property is in an area assessed as being high risk of surface water flooding. There are restrictive covenants on the property. Please speak to the agent for more information.

## Directions

What3words: ///pancake.sleeps.liberated

Postcode CV23 8BD

## Viewing Arrangements:

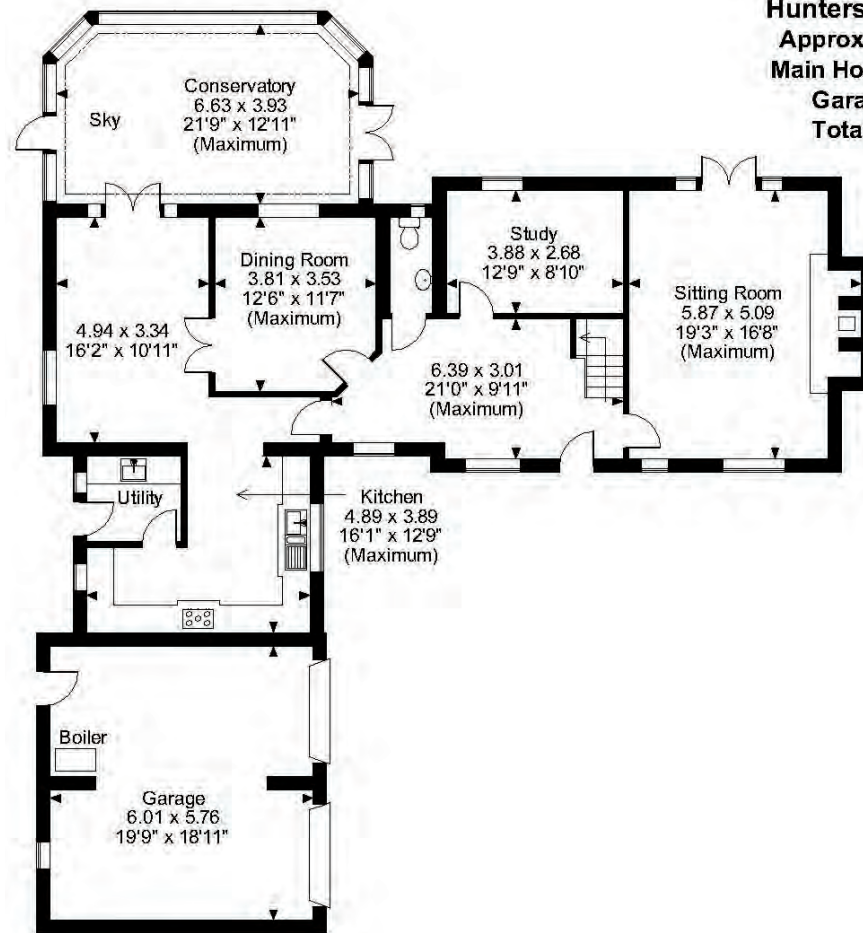
Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363

& Nicola Loraine 07976453573

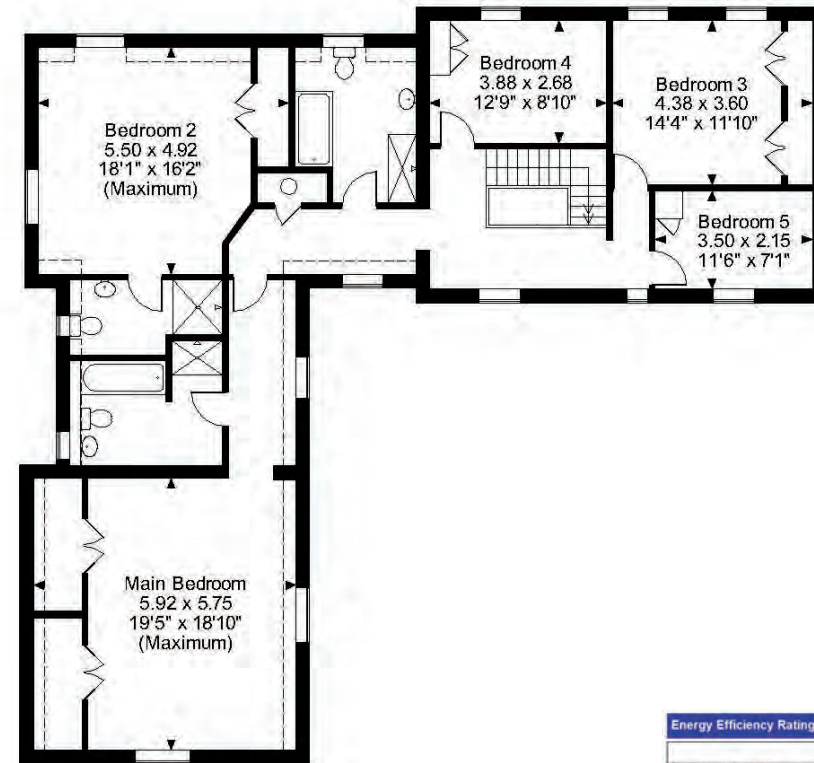
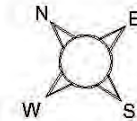
## Website:

For more information visit [www.fineandcountry.co.uk/rugby-estate-agents](http://www.fineandcountry.co.uk/rugby-estate-agents).





**Hunters Moon, Flecknoe, Rugby**  
**Approximate Gross Internal Area**  
**Main House = 2987 Sq Ft/278 Sq M**  
**Garage = 373 Sq Ft/35 Sq M**  
**Total = 3360 Sq Ft/313 Sq M**



**Ground Floor**

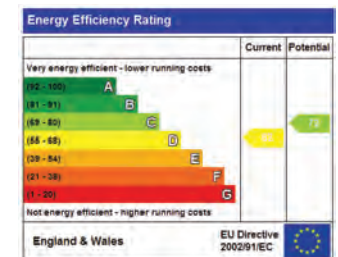
**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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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.

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.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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