



1 Vicarage Road, Flecknoe, Rugby, Warwickshire, CV23 8AY

HOWKINS &
HARRISON

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Warwickshire, CV23 8AY

Guide Price: £235,000

A two bedroom end of terrace property in an elevated position, with wonderful views across the neighbouring countryside, located on the edge of the popular village of Flecknoe.

Features

- Two double bedrooms
- Two reception rooms
- Family bathroom with separate WC
- Generous rear garden
- Wonderful country views
- Elevated position
- Village location
- EPC Rating - E



Location

Flecknoe is an extremely friendly quiet hilltop village with the 'The Old Olive Bush' public house which has three skittles teams and a weekly pub quiz. There is a wonderful community spirit with several village events including a produce show, harvest supper and auction, as well as progressive suppers allowing new inhabitants to get to know the locals. It also has a church and a refurbished village hall. The village also boasts a Cricket club which competes in the South Northants League and provides many exciting family days of Summer events and BBQs. Day-to-day shopping can be found in nearby Braunston, or Dunchurch.

A wider range of shopping facilities can be found in Rugby, Daventry or Leamington Spa and a high speed train service leaves from Rugby to London, Euston arriving in well under 50 minutes. The property is a 40 minute drive away from Milton Keynes and has good access to the M1, M6, M40 and the M45 as well as fast rail links into London. There are a good range of state, grammar and private schools within the area including Bilton Grange, Rugby School, Lawrence Sheriff School for boys and Rugby High School for girls, Warwick School for boys. Flecknoe is situated on a bus route providing pupils access to Rugby's reputable grammar schools.



Ground Floor

The hall is fitted with modern wood effect flooring which extends throughout the ground floor and benefits from a useful storage cupboard, ideal for coats and shoes. Overlooking the front aspect, the kitchen has wonderful views across the countryside and is fitted with wall and base kitchen cabinets with work surface over with space and plumbing for appliances. Situated next to the kitchen, the dining room provides space for a table and has access to the rear garden. The sitting room also overlooks the rear aspect. Adjacent to the sitting room is an area which is currently being used as a large walk in pantry but has potential to be used as a study or utility area.

First Floor

A spacious landing has doors leading to two double bedrooms both with fitted cupboards and both overlooking the rear garden and neighbouring countryside along with a WC and bathroom fitted with vinyl flooring, panelled bath with shower over and wash hand basin over a vanity unit.

Outside

The property is accessed via steps which lead to an elevated front garden which is mainly laid to lawn with planted borders and a paved path which leads to the front door and around to a side gate which provides access to the rear garden which has a paved patio extending across the rear, ideal for entertaining. The patio is enclosed by a brick built wall with steps leading up to the lawn where borders with bark chippings are filled with a variety of shrubs and plants including lavender and roses.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

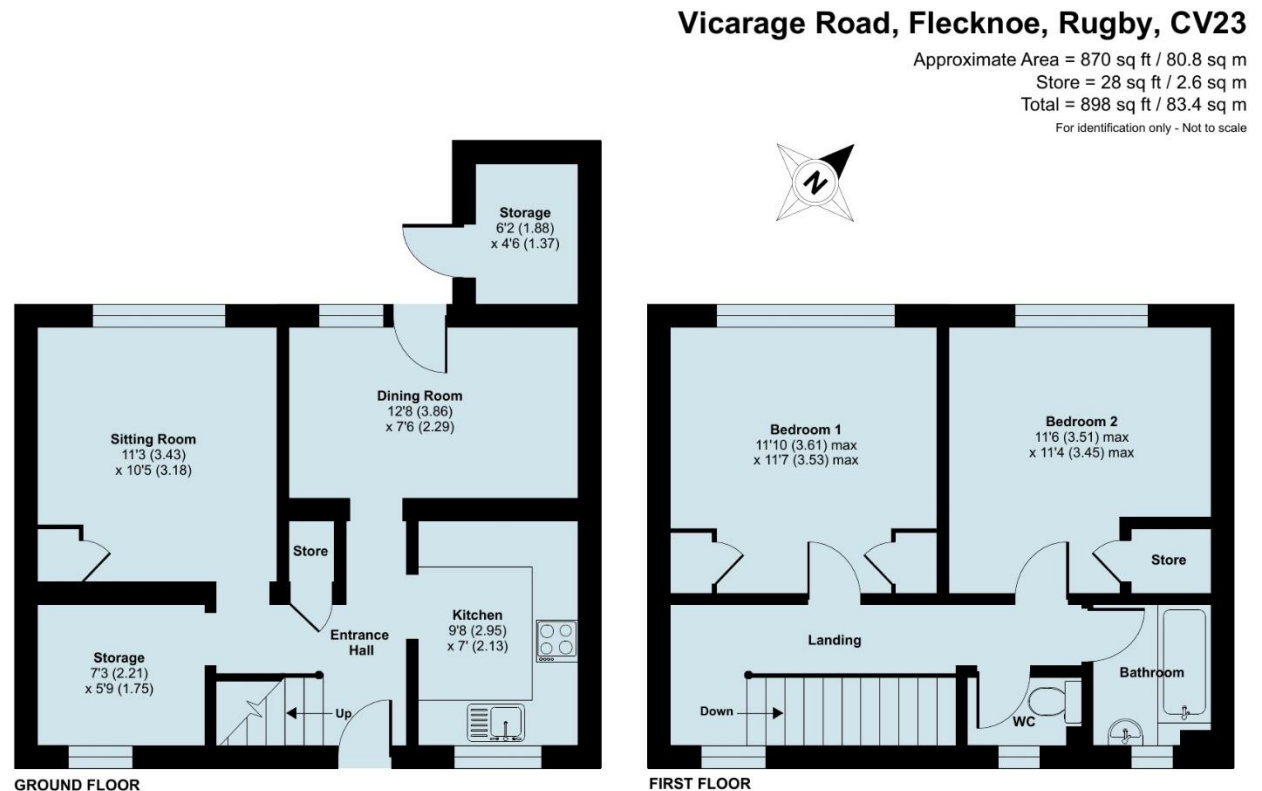
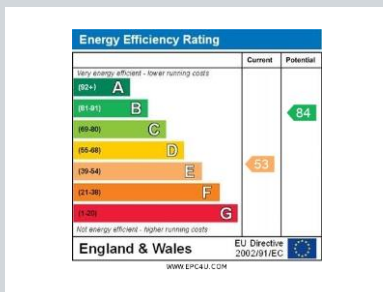
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council Tel: 01788-533533

Council Tax Band-C



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1264929

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