Kingsley Cottage, Bond End, Monks Kirby, CV23 ORD
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Guide Price: £400,000

An attractive two bedroom Grade II listed semi-detached cottage located on the edge of the sought after village of Monks Kirby with open views to the front. The cottage has been tastefully decorated and whilst it has been modernised, it still retains a wealth of character with the oldest part of the property believed to date back to the 17th Century.

Features
• Grade II listed
• Impressive inglenook fireplaces
• Kitchen/breakfast room
• Sitting room
• Garden room
• Exposed beams
• Studio and outbuildings
• Pretty garden
• Off-road parking
**Location**

Monks Kirby falls within the borough of Rugby and is a designated village conservation area with many of the houses in the village being over 100 years old. The village landscape is dominated by St. Edith’s church, a grade I listed building, which was founded in the 11th century. There is also a popular public house as well as a well-supported village hall.

Monks Kirby is a wealthy commuter village with many of the residents working in Rugby, Leicester, Birmingham, and London. The M1, M6, M69, M42, A5 and A361 are all within easy reach and there is an excellent high speed Virgin Train service from Rugby station to London Euston which takes just under 50 minutes.

A good selection of independent and state senior schooling, including several grammar schools and the world renowned Rugby School, can be found in nearby Rugby, Lutterworth and Coventry. Primary schooling is provided within the village at The Revel Church of England Primary School which is very well regarded.

Rugby – approx. 7.5 miles  
Coventry – approx. 7 miles  
Lutterworth – approx. 6 miles  
Leamington Spa – approx. 16 miles

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**Ground Floor**

An attractive dining room with exposed beams, terracotta style floor tiles, impressive inglenook fireplace with herringbone brick feature wall opening to the kitchen which has been fitted with cream shaker style units with solid oak work surfaces and a stable door leading to the rear garden. The sitting room has further exposed beams and inglenook fireplace with flagstone hearth, brick feature backing, bressumer and log burner inset and leads to a garden room with ceramic flooring and double doors to the rear.

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**First Floor**

A spacious landing which could easily be used as a study or library area leads to the two double bedrooms, both of which have fitted wardrobes, and the family bathroom. The bathroom has been designed to be in keeping with the style of the property with a washstand and cast iron roll top bath with shower over.
Located towards the end of the lane there are open fields to the front of the property, a lawned area with a central path and a gravelled parking area with decorative wrought iron railings, gate and archway and a picket fence with further gate which separates the front parking area from the rear garden. The rear gardens have been attractively landscaped with a semi circular low level brick feature wall, lawn, well stocked flower borders and block paved patio area. There are three timber storage areas with log store and a workshop which is linked via a pergola which has an established vine over. The workshop/studio has light and power and a log burner and would make an ideal work from home office. There is a further open fronted summer house with slate roof which overlooks the garden with its variety of plants which include holly trees, Virginia creepers and wisteria along with seasonal plants.
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 E. £2031 per annum.

Floorplans
Howkins & Harrison prepare these plans for reference only. They are not to scale.