



HOUSE PARTY SOLUTIONS



# Oaktree Barn

Warwickshire

SLEEPS 19



- ◆ Beautifully presented Barn conversion, offering a fusion of both on-trend contemporary & traditional interiors and furnishings
- ◆ 7 luxurious bedrooms with flexible accommodation to sleep a maximum of 18 guests
- ◆ Nestled just outside the sought after village of Thuralston nr. Rugby, with access to a golf course & Draycote Water
- ◆ Great facilities both inside & out such as: hot tub, games room, cinema, PlayStation, board games, pizza oven & fire pit
- ◆ Super base for all ages and occasions, perfect for parties, gatherings & celebrations





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### OVERVIEW

The transformation of this nineteenth century barn, now welcomes group of families and friends of all ages to celebrate and gather, plus boasting a location in arguably the most highly sought after village in the area. Originally three distinctly separate barns which were historically connected, now evolve into one wondrous living space with a real sense of belonging. Today we find a fusion of on-trend, contemporary and traditional, perfectly aligned to modern living. Both the new and the old dovetailing, in perfect harmony, with an eclectic mix of modern shabby chic woven together with exposed brick work and huge beautiful, load bearing, beams that pay homage to the buildings past.

Oaktree Barn is tucked away in the attractive village of Thurlaston. The village is situated just a mile from Dunchurch where there is a good range of day-to-day facilities and just five miles from the centre of Rugby. Draycote Water can be accessed from a path in the village and the local Golf Course forms the other boundary to the village. There are more extensive shopping facilities in Rugby, Southam, Daventry, Coventry and Leamington Spa and there is a high-speed train service from Rugby to Euston in under 50 minutes. This property really is a wonderfully presented rural retreat.



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### YOUR STAY

#### Number accommodated

- ◆ Flexible accommodation for a maximum of 19 guests across 7 bedrooms

#### Bedroom & bathroom configuration

##### Main House

- ◆ Bedroom 1 - (Master Bedroom) 1x King size bed, overlooking the golf fairway (sleeps 2). En-suite bathroom
- ◆ Bedroom 2 - 1x King size bed & 3x singles (sleeps 5). Shared family bathroom
- ◆ Bedroom 3 - 1x King size bed (sleeps 2). Shared family bathroom
- ◆ Bedroom 4 - 1x King size bed, overlooking the kitchen/dining area (sleep 2)
- ◆ Bedroom 5 - 1x King size bed (sleeps 2). Shared family bathroom
- ◆ Bedroom 6 - 1x King size bed (sleep 2). Shared family bathroom

##### Carport

- ◆ Bedroom 7 - 1x King size bed & 2x singles (sleeps 4). En-suite bathroom

#### Dining capacity

- ◆ Dining for 18 within the kitchen/dining area
- ◆ Alfresco dining for 18

#### Catering

- ◆ Hired on a self-catered basis however, local recommended caterers can be provided

#### Facilities

- ◆ Games room with pool table & darts
- ◆ Cinema room
- ◆ Hot tub
- ◆ Pizza oven & fire pit
- ◆ PlayStation
- ◆ SONOS sound system
- ◆ Board games
- ◆ Direct access to golf course

#### Weddings

- ◆ Wedding receptions welcome, please enquire for further information

#### Check in / out times

- ◆ Check in from 3pm
- ◆ Check out by 10am

#### Pets

- ◆ Dog friendly, £50 per dog charge

#### Disabled facilities

- ◆ The majority of the bedrooms are located on the ground floor
- ◆ Please enquire for further information

#### Stag & Hen groups

- ◆ Both Stags & Hens welcome



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### ACTIVITIES

#### On-site activities

- ◆ Games room with pool table & darts
- ◆ Cinema room
- ◆ Hot tub
- ◆ Trampoline
- ◆ Board games
- ◆ PlayStation
- ◆ Pizza oven & fire pit

#### Local attractions

- ◆ Visit Rugby, Southam, Daventry, Coventry and Leamington Spa.
- ◆ Situated by Whitefields Gold Club
- ◆ Direct access to the vast Draycote Water: Boasting sailing, fishing and bird watching clubs, the site is a very popular destination for a family day out in Warwickshire. There is a flat five mile road surrounding the reservoir which is ideal for a leisurely stroll, run or cycle. Take in the stunning view from the top of Hensborough Hill and then follow footpath down to the country park where you will find plenty of room for outdoor games, picnics and barbeques.
- ◆ Visit the historic Warwick Castle, Coventry Cathedral & Blenheim Palace
- ◆ Go Ape Coventry







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### LOCATION

Hidden away in the attractive village of Thurlaston, situated just a mile from Dunchurch where there is a good range of facilities and just five miles from the centre of Rugby. Draycote Water can be accessed from a path in the village and Whitefields Golf Course forms the other boundary to the village making this an ideal rural retreat.

### Distance from

- ◆ London - 2 hours 5 minutes / 87 miles
- ◆ Birmingham - 45 minutes / 36 miles
- ◆ Coventry - 20 minutes / 11 miles
- ◆ Manchester - 2 hours 15 minutes / 118 miles

### Nearest airport

- ◆ Birmingham - 35 minutes / 21 miles

### Nearest train station

- ◆ Rugby Railway Station - 15 minutes / 5 miles





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### PRICES

2024 / 2025

#### Weekend

January, February & March 2025

- ◆ 2 nights - £3,650
- ◆ 3 nights - £3,850

April, May & June 2025

- ◆ 2 nights - From £3,650 - £3,850 (depending on date)
- ◆ 3 nights - £4,850 - £5,050 (depending on date)

July & August 2024 / 2025

- ◆ 2 nights - £4,700 / £4,850
- ◆ 3 nights - £4,900 / £5,050

September & October 2024 / 2025

- ◆ 2 nights - £3,500 / £3,650
- ◆ 3 nights - £3,700 / £3,850
- ◆ October half term 2024 - £4,700 for 2 nights or £4,900 for 3 nights / 2025 - £4,850 for 2 nights or £5,050 for 3 nights

November & December 2024 / 2025 (Excluding Christmas & New Year)

- ◆ 2 nights - £3,500 / £3,650
- ◆ 3 nights - £3,700 / £3,850

#### Midweek

- ◆ £2,700 - £4,700
- ◆ Please enquire for confirmed pricing based on season and duration

#### Weekly

- ◆ 7 night bookings priced from £5,900 to £6,050
- ◆ Please enquire for confirmed pricing based on season & duration

#### Christmas & New Year

- ◆ Christmas priced at £4,850 for 2 nights or £5,050 for 3 nights
- ◆ New Year priced at £4,850 for 2 nights or £5,050 for 3 nights
- ◆ Please enquire for an additional night rate

#### Booking terms

- ◆ £1,000 deposit required to secure your booking
- ◆ Balance due 14 days prior to arrival
- ◆ £1,000 refundable damages deposit





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