



**Rugby Road, Dunchurch, Warwickshire**  
**Guide Price £755,000**





# Rugby Road, Dunchurch, Warwickshire

Crowhurst Gale are very pleased to present this attractive former lodge built in 1909. The property is Grade II listed and is exceptionally well appointed throughout. North Lodge was originally a gate house to Dunchurch Hall, a large country house, which is now known as Dunchurch Park Hotel. The property is in a prime position in Dunchurch which has its own first school, preparatory school and well equipped with shops, restaurants, public houses and church. It is conveniently situated for Rugby, Coventry, Leamington and the motorway network. The property is built of brick has stone mullioned windows with leaded light panes, with Westmoreland slate roof, oak floors to the majority of the ground floor, gas central heating to radiators, underfloor to the lounge. The accommodation briefly comprises entrance porch, entrance hall, lounge, dining room, study, sitting room, kitchen/breakfast room, utility room with cloakroom to the ground floor, with landing, three double bedrooms, en-suite to the master bedroom and family bathroom to the first floor. Outside there is parking for several vehicles, good size garage and private gardens overlooking woodlands to the rear. The Property Is Offered With NO CHAIN.

## Frontage

North Lodge is an original gate house to Dunchurch Hall and has ownership of the frontage leading up to the Rugby Road with well maintained gardens and tarmacadam area giving parking for several vehicles and direct access to the Garage.

## Entrance Porch

Quarry tiled flooring. Radiator. Door to:

## Inner Hallway

Parquet flooring. Understairs cupboard. Radiator. Staircase to first floor.

## Sitting Room 13'4" x 13'4" (4.08 x 4.07)

Cast iron wood burner in feature fireplace set within a stone fireplace. Windows to front and side. Double radiator.

## Family Room/Study 11'4" x 10'11" (3.46 x 3.35)

Window to front aspect. . Radiator. Wooden flooring. Through-fare to Kitchen and double doors to Dining Room.

## Dining Room 17'1" x 9'10" (5.22m x 3.02m)

Wooden flooring. Window to front. Radiator. Storage cupboard.

## Lounge 19'2" x 16'11" (5.85m x 5.16m)

Fitted bar area. Exposed brick work. Wooden flooring. Underfloor heating. Floor to ceiling door and picture windows overlooking rear garden and patio area.





**Kitchen 19'11" x 11'4" (6.08m x 3.46m)**

A very well fitted kitchen with a range of base units, two stainless steel sink unit, wall cupboards and work surfaces. Integrated fridge/freezer. Mercury five burner gas range with electric oven. Integrated combi microwave oven. Radiator. Double glazed window and back door. Walk-in pantry. Door leading outside.

**Utility Room 5'9" x 7'4" (1.76 x 2.25)**

Space and plumbing for automatic washing machine and tumble drier. Shelving. Radiator. Space for fridge/freezer.

**Cloakroom**

Opaque window. Low flush WC and wash hand basin.

**FIRST FLOOR**

Gallery landing. Window to front aspect. Radiator.

**Principal Bedroom 15'5" x 10'0" (4.72 x 3.05)**

Window to side. Wardrobes. Radiator. Door to En-suite.

**En-Suite Bathroom 9'10" x 4'6" (3.02m x 1.39m)**

Window to rear. Fully tiled shower cubicle. Low flush WC. and vanity unit with inset wash hand basin. Fully tiled walls and floors. Radiator.

**Bedroom Two 13'3" x 9'10" upto fitted wardrobes (4.06m x 3.00m upto fitted wardrobes)**

Window to rear and side. Fitted wardrobes providing hanging space and storage. Radiator.

**Bedroom Three 11'1" max x 10'10" max (3.38 max x 3.32 max)**

Two sets of built in wardrobes. Window to front. Radiator.

**Bathroom 9'0" x 5'6" (2.75 x 1.69)**

Window to front. Suite of panelled bath with shower over. Wash hand basin. Low flush wc. Fully tiled walls and floors. Hot water towel rail. Airing cupboard.

**Rear Garden & Grounds**

Large private rear garden with a large lawned area bordered with mature trees and shrubs. A part decked and paved patio area provides a lovely area for dining and barbecuing. Extensively planted with shrubs and perennials overlooking woodland to the rear. (The property has ownership of approximately 15 metres of woodland from the rear fence.)

**Boiler Room**

Door (from outside rear) to boiler room with gas fired boiler for central heating and domestic hot water.

**Garage**

Power and light connected. Doors to front and rear.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Local Authority**

Rugby Borough Council

**Tax Band**

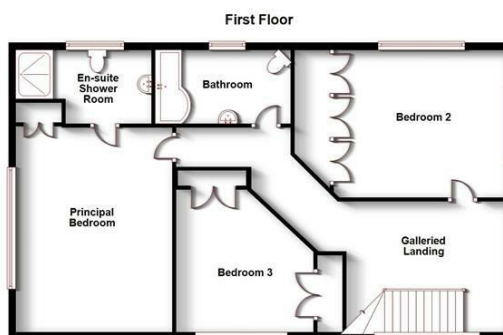
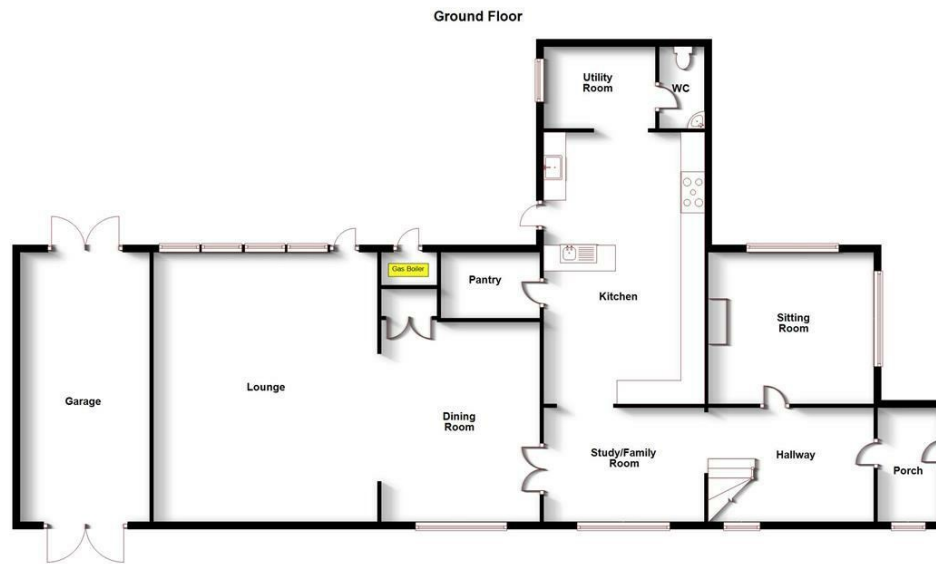
Tax Band:

**Viewing**

By appointment only through Crowhurst Gale Estate Agents 01788 522266







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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