



The Dragon
Rugby Road | Dunchurch | Rugby | Warwickshire | CV22 6PW

THE DRAGON

Introducing a stunning, modern 5-bedroom executive home in Dunchurch. Features include 3 luxurious en-suites, open-plan living with beautiful fittings, double garage, and parking for 6-8 vehicles. Ideal location for school catchments, road links, and Rugby Railway Station. No chain.



KEY FEATURES

Welcome to a stunning, modern family-friendly home designed with contemporary living in mind. As you enter through the porch, you'll find convenient built-in storage, leading to the first staircase. The spacious lounge, illuminated by floor-to-ceiling windows, offers an abundance of natural light, creating a warm and inviting atmosphere.

On the other side of the stairwell, the heart of the home awaits: a breathtaking kitchen, dining, and family room. This space is bathed in natural light thanks to an array of windows and bi-folding doors. The kitchen boasts high-quality built-in appliances and a striking central island, complemented by an additional pantry for extra storage.

Adjacent to the kitchen, you'll find a practical utility room, a cloakroom, and a handy storage cupboard. Toward the rear of the home, a second staircase leads to another reception room, perfect for a variety of uses.

Upstairs, there are five generous bedrooms, three of which feature luxurious en-suite bathrooms. The abundance of built-in wardrobes provides ample storage throughout. This home combines style, functionality, and space, making it an ideal choice for modern family living.









SELLER INSIGHT

“ When we first saw this home, we were immediately drawn to its contemporary design, spacious layout, and prime location. Situated next to the beautiful Bilton Grange School and Golf Course and just a few minutes' drive from Rugby School, the property offers stunning views and is surrounded by mature trees that provide excellent privacy. The Rugby Council's ongoing planning to reroute traffic away from Rugby Road will further enhance the tranquillity of the area.

One of our favourite aspects of this home is the thoughtful separation of spaces for parents and children, which ensures privacy and comfort for the whole family. We've personalized the living spaces to suit our tastes, such as increasing the patio area, planting laurels in front of the property, and paving the driveway with an electric gate for added security. The rear and front gardens are separated, and we've added bespoke furniture in the office and bedrooms, extra storage, and a pet home under the staircase.

The neighbourhood is wonderful, with very friendly neighbours who are always ready to lend a hand. With only four properties sharing our postcode, it's a close-knit community. There are many local clubs, and everyone introduced themselves when we moved in, making us feel welcome from the start.

We've enjoyed hosting various gatherings in our spacious home. The south-facing garden is a highlight, where we often sit with friends, while the kids hang hammocks between the trees or study and read outside. Our dogs also love the outdoor space.

There are fantastic walking tracks around the house in the woods and nearby Thurlaston is great for cycling and running. The home's location offers easy access to the motorway, making trips to Warwick and Coventry convenient.

Natural light fills the home throughout the day, creating a warm and inviting ambiance. The expanded patio in the rear garden, complete with garden furniture, provides ample space for parties and outdoor activities. We've added a shed for storing our ride-on mower and separated the front driveway from the rear garden, ensuring our pets can roam safely. The driveway is paved with a flowerbed between two joined pillars, and we're in the process of installing a railing, electric gate with intercom, and a parcel box.

This home has supported our daily routines perfectly, allowing me to work from home comfortably. Supermarkets and restaurants in the town centre and Coventry are all within a 20-minute drive.

Living here has provided us with countless memorable experiences. We've loved the blend of privacy, community, and convenience. For future owners, our advice would be to take full advantage of the beautiful garden and the friendly neighbourhood, and to continue personalizing the space to make it truly your own.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outside

As you enter the block-paved driveway, you'll find ample parking space for multiple cars, leading up to the front of the property and the double garage, which features an electric up-and-over door and an electric car charger. The rear garden is accessible from both sides of the home and is predominantly laid to lawn, adorned with newly planted trees and shrubs along the rear and side borders. Set within nearly 0.75 acres, this outdoor space is perfect for relaxation and entertaining.







LOCATION

Rugby, Warwickshire is a charming town known for its historical significance and excellent quality of life. One of the town's most notable landmarks is Rugby School, a prestigious institution founded in 1567, famous for its beautiful architecture and rich heritage. The school is credited with the invention of the game of rugby, adding to the town's unique character and sense of pride.

Living in Rugby offers a blend of quaint countryside charm and modern convenience. The town features a variety of local shops, cafes, and parks, providing a welcoming community atmosphere. Additionally, Rugby's excellent transport links make it an attractive place for commuters. The Rugby train station offers frequent and efficient services, allowing residents to reach London in less than an hour. This makes it easy to enjoy the capital's amenities and employment opportunities while living in a more relaxed and picturesque setting.

Overall, Rugby is a delightful place to call home, combining historical charm, a strong sense of community, and convenient access to London.



INFORMATION

Services, Utilities & Property Information

Water, Gas, Electricity, BT

Mains gas, mains water, electricity and broadband will be connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability- Superfast Broadband Speed is available in the area, with predicted highest available download speed 32 Mbps and highest available upload speed 6 Mbps

Tenure – Freehold

Directions – PostCode CV22 6PW, What Three Words - [///blows.fake.lope](#)

Local Authority: Rugby Borough Council

Council Tax Band: G

Viewing Arrangements

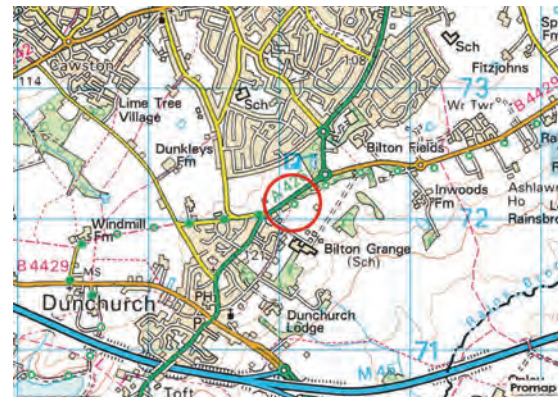
Strictly via the vendors sole agents Fine & Country on Tel Number 0777 337 2667

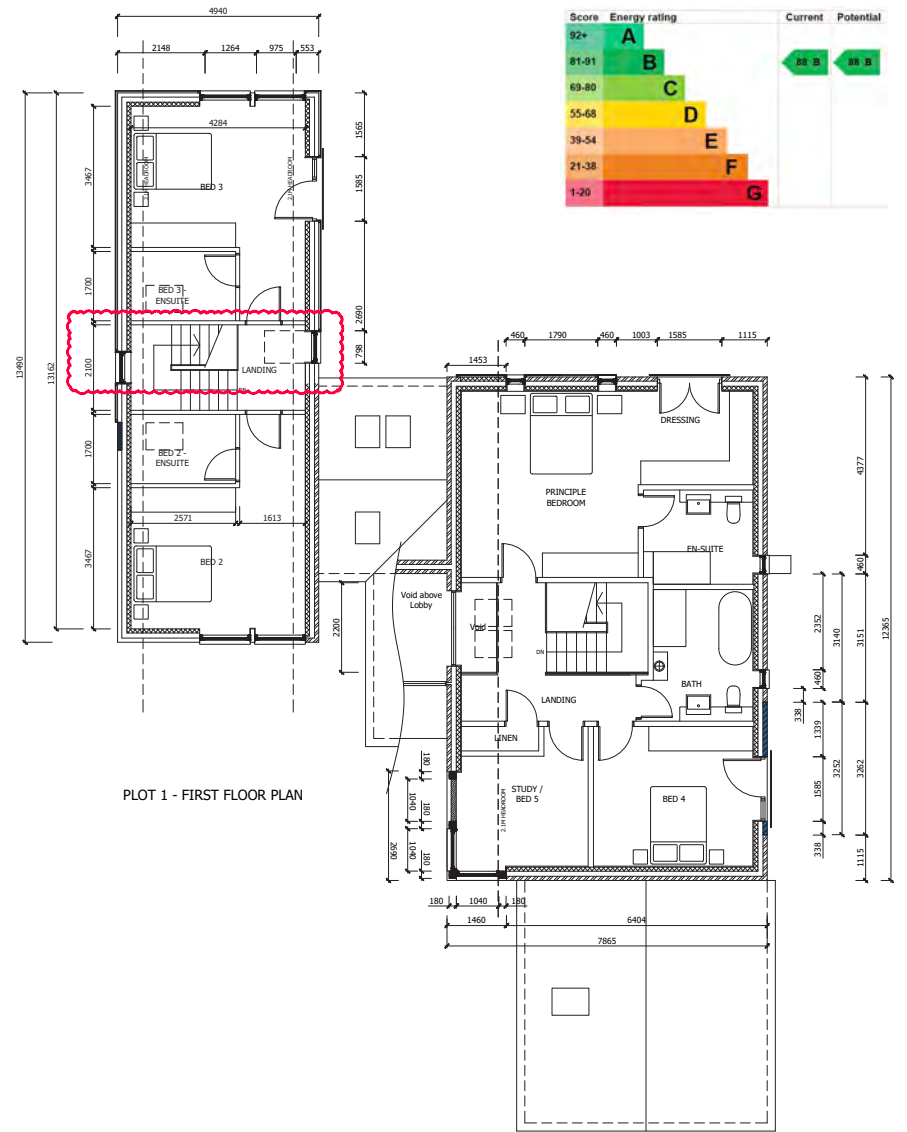
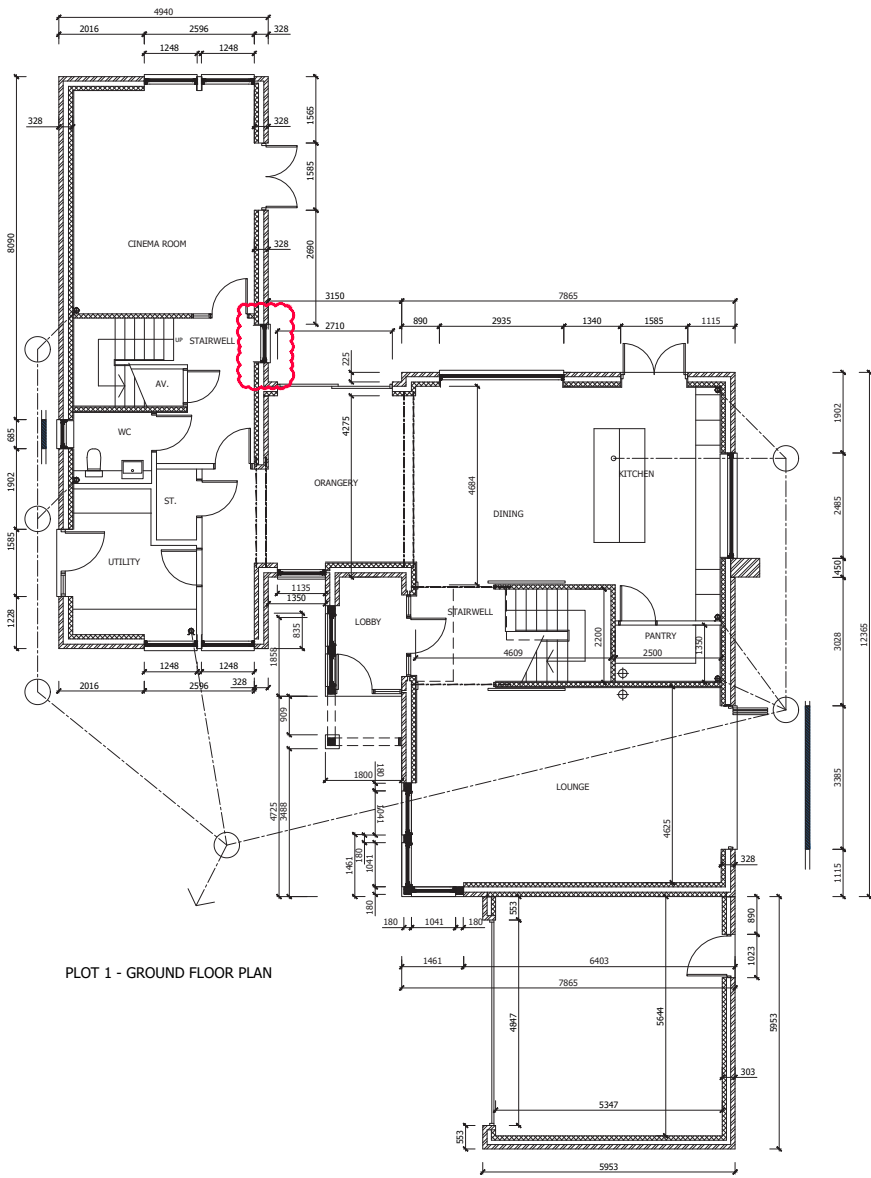
Website

For more information visit [F&C Microsite Address](#)

Opening Hours:

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



GRAHAM LEE
PARTNER AGENT

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Graham has worked in the estate agent industry for two decades. He has worked in and around the Warwickshire, Leicestershire and Northamptonshire borders for the majority of that time. Graham fully understands the importance of tailored marketing and service levels to achieve the best possible price for the type of homes here at Fine & Country. His knowledge in the local market is second to none and his success, he believes is down to his commitment and determination to help his clients achieve their goals.

We value the little things that make a home

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

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