



34 Rugby Road
Dunchurch | Rugby | Warwickshire | CV22 6PN

FINE & COUNTRY

34 RUGBY ROAD



*A fabulous extended property on a private road in Dunchurch,
Warwickshire.*



KEY FEATURES

34 Rugby Road is a stylishly presented home that has been significantly improved by our present owners, with a stunning, extended kitchen/living space at the rear, four well-proportioned bedrooms, a refitted ensuite bathroom, a refitted family bathroom, two separate reception rooms, a cloakroom and utility room. The home has just under a quarter of an acre of southerly facing gardens, with a large terrace and ample off-road parking. The house has some remarkable high-quality fittings throughout with some incredible attention to detail, and is perfectly positioned a few minutes' walk from Dunchurch village centre, with its abundance of amenities and very close to an excellent independent school, Bilton Grange. Early inspection is strongly recommended to appreciate this beautifully kept home.

Ground floor

The ground floor has a large welcoming entrance hall with tiled floor and original stripped doors leading to an under stairs storage cupboard and two separate reception rooms. There's a cosy snug at the front of the house with a bay window and bespoke shutters, and a log burner with attractive surround. At the rear of the house is a larger, sitting room with double glazed doors leading to the rear terrace, a log burner and high-quality flooring. The centrepiece of the home is the stunning extension with a glazed vaulted ceiling and two sets of bifold doors that lead onto a L shaped patio area. The kitchen has been fitted with a range of high-quality units and quartz work surfaces. The island unit, perfect for cooking enthusiasts and those that entertain regularly, has twin sinks with a hot water tap, and a breakfast bar. There is a range of built-in appliances including a dishwasher, twin AEG electric ovens, a five-ring induction hob with extractor hood, and a separate AEG fridge and freezer. The area also has high-quality flooring throughout the extension that also leads to the utility room and cloakroom. The original garage has been converted into a useful boiler room and storage area.









SELLER INSIGHT

“Quietly set back on a private road on the edge of the village of Dunchurch, this extensively updated and beautifully kept 1930s home boasts stylish contemporary living within a well-constructed period property. Significantly improved by the present owners, it comprises a stunning extended kitchen/living space at the rear, four well-proportioned bedrooms, a refitted ensuite bathroom, a family bathroom, two separate reception rooms, a cloakroom, and a utility room. Set in just under a quarter of an acre of south-facing gardens, it includes a large terraced area and ample off-road parking.

The current owners say, “It’s a beautiful property in a very popular village which, typical of older houses, has significant room between each plot, allowing privacy but also maintaining a neighbourly feel.” Within a renowned area for excellent schools – both state and private, including a popular Montessori and Bilton Grange – this must-see home is walking distance from the village centre, with its good selection of pubs, restaurants, shops, and cafés. “The village also has a large sports field with football and cricket teams, as well as an array of local social and special interest activities including a gardening and a festival group.” For further amenities, including a railway station offering direct services to London Euston in under an hour, Rugby town centre can be reached within a ten-minute drive. “If you don’t fancy getting in the car, bus stops are quick and easy to walk to from the property.”

“We have spent the past three years renovating every room, as well as investing in new windows, a heating system, radiators, carpets, and hard flooring throughout.”

“The fantastic kitchen/diner extension leads out to a large, mainly lawned garden that gets sun all day, perfect for chasing the heat!”

“Both the house and garden have great entertaining spaces to enjoy with friends and family – we have regularly hosted parties of up to fifty guests.”

“We also love the quietness of the reception rooms for hunkering down to watch films on rainy days.”

“We have brilliant neighbours whom we always stop to chat with and regularly socialise with. It’s been great to have someone to swap home-grown fruit and vegetables with.”

“We’ll miss everything about this wonderful home and feel incredibly lucky to have had such kind neighbours during our time here.”*

* 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.





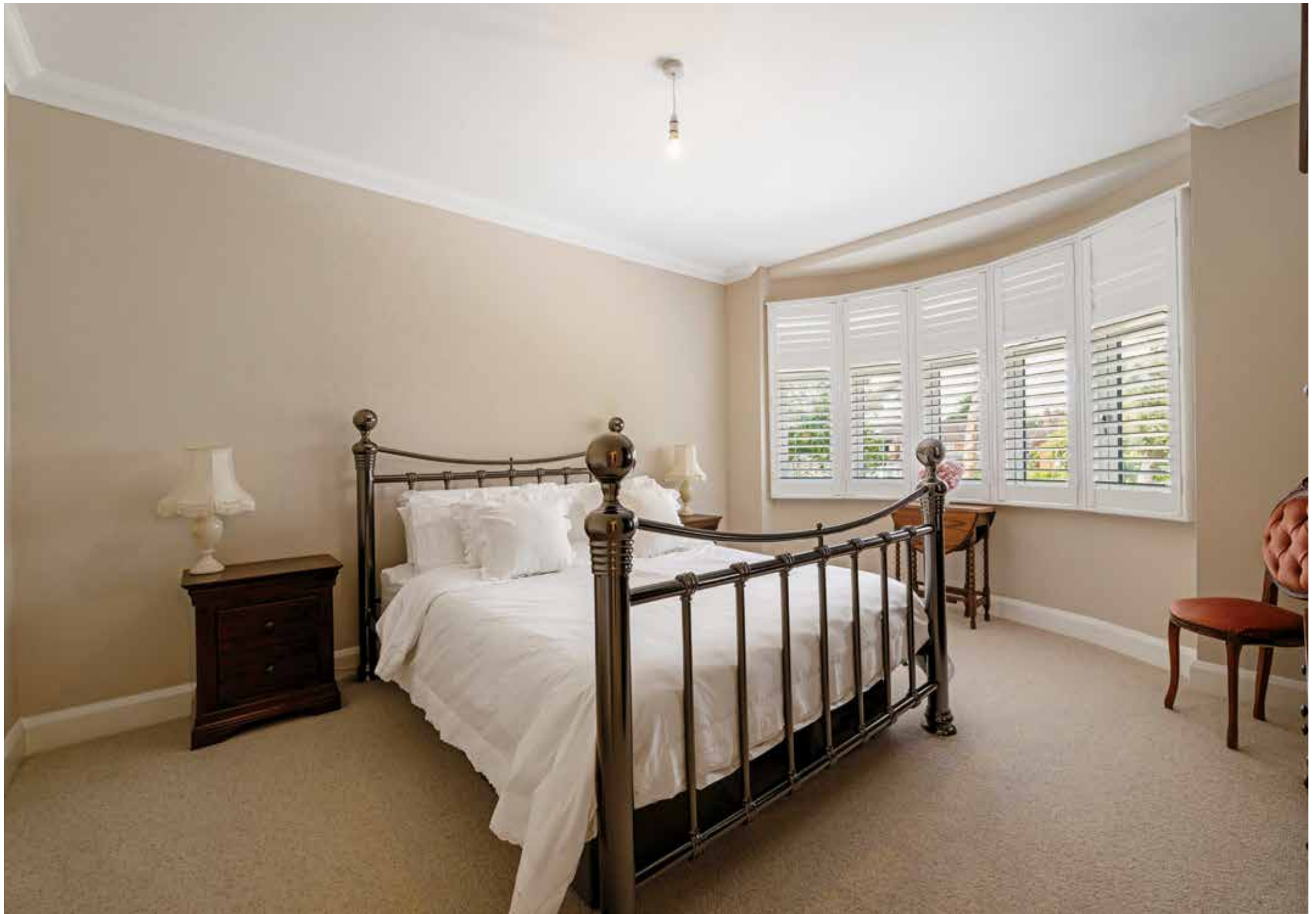




First floor

The first floor plays host to 4 double bedrooms including the principal bedroom suite with its views of the garden, attractive panelling and a refitted ensuite bathroom with walk in shower, Victorian style clawfoot bath, sink and low-level WC. Bedroom two enjoys views of the frontage via the bay window, bedroom three is another double room that overlooks the gardens and bedroom four, has rear views and high-quality flooring. The family bathroom is situated at the front of the home and has been stylishly appointed with a four-piece suite.









Outside

34 Rugby Road occupies a generous 0.24 acre plot and enjoys a mostly south facing aspect at the rear. The low maintenance frontage has a combination of gravel and block paving and plenty of parking for several vehicles. There's a bark chipping covered border and well-maintained conifer hedge denoting the front boundary. A side gate leads the rear where there's an attractive shaped patio area and a garden that is mainly laid to lawn, with a variety of shrubs and borders, sheltered by some neighbouring mature trees.







LOCATION

The picturesque village of Dunchurch just 3 miles south of Rugby. It was once a popular coaching post on the road from London to Holyhead for people going to Ireland over 40 coaches a day used to pass through here. Due to its popularity as a coaching village many famous people are known to have passed through - including Princess Victoria (later to be Queen) and the highwayman Dick Turpin. The village is also known as 'the gunpowder plot' village - as it was here that on the 5th of November 1605 the Gunpowder plot conspirators met at the Old Red Lion Inn to await the news of Guy Fawkes attempt to blow up parliament. Today it has essential shops for everyday needs including a pharmacy, post office and hairdresser. There is also a doctor's surgery, dentist, library and plenty of pubs and eateries. The village has a primary school and local Montessori Nursery in the grounds of Bilton Grange. Bilton Grange - one of the UK's top boarding and day prep schools for children aged 4 to 13 - can be accessed in a 5-minute walk from Miles End down a leafy back lane. Within a 3-mileradius there is also a selection of state schools, two grammar schools and Rugby Public School. The property is 26 miles away from Solihull (about 40 minutes by car). Rugby train station (just 4 miles away) can get you into London in under 50 minutes. The M45, M1, M6 and M40 are all readily accessible with Birmingham, Stratford-On- Avon, Coventry, Northampton, Leicester and Warwick all within commuting distance. Just a 30-minute driveaway and you are also in the Cotswolds. Birmingham International is the nearest airport about 22 miles away. There is no shortage of local attractions. In the next village, Thurlaston, there is an 18-hole golf course. Also, on the doorstep is Draycote Water and country park - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching. It is popular with walkers and cyclists. Toft Alpacas is based on the banks of the reservoir and the animals can be seen from the road surrounding Draycote.



INFORMATION

Services, Utilities & Property Information

Utilities – mains gas, electricity, mains water, and broadband are connected.

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

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 220 Mbps.

Tenure – Freehold

Title Notes – The title contains an easement giving right of way over the land to the front of the property as well as restrictive covenants. Please speak with the agent for further information.

Directions

Postcode CV22 6PN

Local Authority

Rugby Borough Council

Council Tax Band: F

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

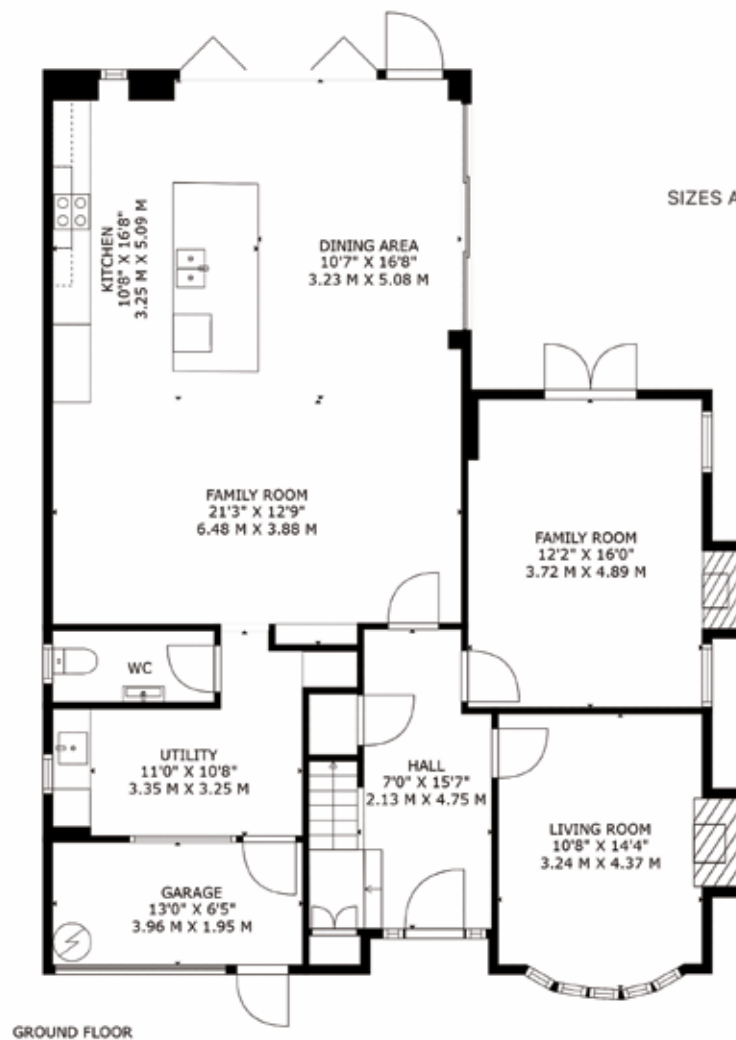
Sunday - By appointment only

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

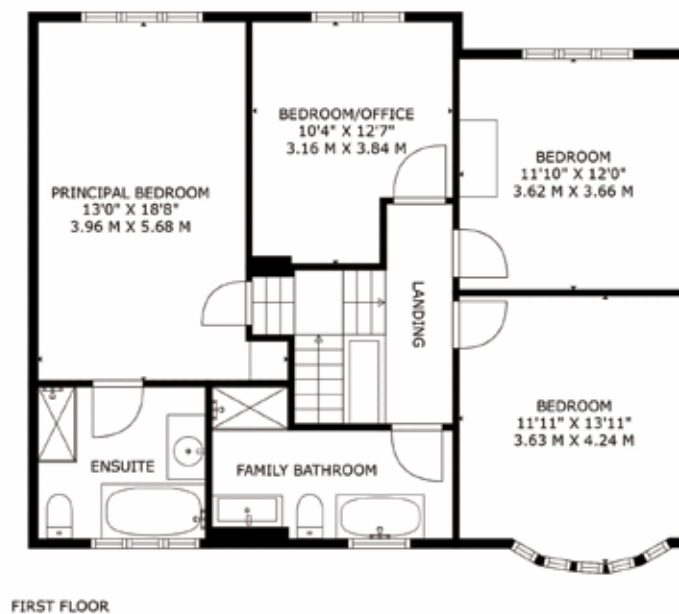


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 2170 sq ft, 202 m²
 GARAGE: 2253 sq ft, 210 m²

OVERALL TOTALS: 2253 sq ft, 210 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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.

We value the little things that make a home



CLAIRE HERITAGE

PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby
01788 820070 | 07894 561313
email: claire.heritage@fineandcountry.com

Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.



SAM FUNNELL

BRANCH PARTNER

Fine & Country Rugby
01788 820037 | 07714 515484
email: sam.funnell@fineandcountry.com

Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.

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

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
01788 820062 | rugby@fineandcountry.com

