



2 Red Lodge Drive
Rugby | Warwickshire | CV22 7TT

FINE & COUNTRY

2 RED LODGE DRIVE



A modernised and extended detached home situated in a private drive, close to some of Rugby's excellent schools and local amenities.



KEY FEATURES

2 Red Lodge Drive, is an extended and improved detached home, situated on a private road in a small exclusive development of 4 individual homes, close to some of Rugby's finest schools and amenities. The house has undergone some dramatic improvements in recent years, including the replacement of all the windows, a two-storey extension, which has increased the size of the kitchen, and the addition of a first-floor dressing room. There are four well-proportioned bedrooms, including a principal bedroom suite with a refitted ensuite shower room and dressing room, plus a refitted family bathroom. There are two large reception rooms, a conservatory, utility room and cloakroom. Outside the house in a quiet enclave, is parking for three vehicles, a single garage and some delightful, landscaped south facing gardens with some great areas to entertain. The house is also offered for sale with no onward chain.

Ground Floor

The home has a welcoming entrance hall with attractive flooring with access to a dining room at the front of the house. There is an attractive, contemporary style, open staircase with glass balustrades and oak. The hall benefits from a useful cloak cupboard and cloakroom with WC and wash basin. At the rear of the house is a large sitting room with double glazed doors providing access to an outside entertaining area. There is a fireplace which could be suitable for a log burner and an archway leading to a useful hobby room, with built-in storage, display cabinets and access to the conservatory, which has patio doors, a brick-built base, a polycarbonate roof and tiled floor. The extension to the house has enabled the owners to create a large kitchen with delightful views of the garden, fitted with a range of contemporary style units with a granite worksurface and a range of built-in appliances, including a five ring Neff gas hob with extractor hood, Neff dishwasher, Neff oven and space for an upright fridge freezer, as well as an additional Neff double oven to cater for large family gatherings. The utility room is at the front of the property with space and plumbing for a washing machine and tumble dryer, a double-glazed window overlooking the front and a stainless-steel sink and wash basin. From the kitchen is a double-glazed door providing side access to the gardens as well as a door to the side passage.

















First Floor

The landing provides access to four bedrooms, the family bathroom and a useful airing cupboard housing the hot water cylinder. Bedroom one is a large double bedroom with a re-fitted ensuite shower room with attractive travertine style tiles, shower cubicle wash basin and WC. The extension at the property has enabled the sellers to create a dressing room with the windows providing views of the south facing garden. Bedroom two is another double room with views of the private drive and built-in deep closet over the stairs. Opposite this is bedroom four, which has a built-in double wardrobe and views of the garden, whilst bedroom three overlooks the front aspect and has a built-in double wardrobe and a useful wash basin with tile splash back. The family bathroom has been refitted with attractive tiles, a panelled bath with shower and shower screen, a wash basin with vanity unit, a low-level WC and chrome radiator.









Outside

Front

The property has an open plan, lawned fore garden and an attractive block paved driveway with direct access to the garage and off-road parking for at least three vehicles. The pathway continues along the front of the house providing side access to the rear.

Rear

The south facing garden is delightfully private with a well-tended hedge on the southern boundary and panelled fencing the two other sides. There's an attractive circular patio, perfect for summer entertaining, just off the rear of the house with a brick-built pizza oven, raised retaining walls and steps leading up to the lawn where there's a further patio area and raised, well stocked, borders with a variety of shrubs and trees.







LOCATION

Rugby is a historic market town located in Warwickshire, England, known for its deep ties to history and its growth from a modest settlement into a vibrant community. The town's origins date back to the early medieval period, when it was known as "Rocheberie," meaning "the fortified place of Hroca's people." While Rugby remained a small market town for many centuries, it began to flourish in the 19th century with the arrival of the railways, transforming it into an important transportation hub that connected various parts of the UK.

One of the town's most notable landmarks is Rugby School, which was founded in 1567. The school is famous not only for its Gothic Revival architecture and historical significance but also as the birthplace of rugby football, attracting visitors and students from around the world. Rugby School stands as a testament to the town's proud educational heritage, and it continues to play a key role in the community. Another important cultural site is the Rugby Art Gallery and Museum, which showcases local history and art, as well as housing the World Rugby Hall of Fame, celebrating the town's contribution to the sport. St Andrew's Church, with its 14th-century spire, is another historical gem, providing a glimpse into the religious and architectural past of the town.

Historically, Rugby has been associated with industry, particularly in engineering and manufacturing. During the 19th and 20th centuries, companies like British Thomson-Houston (BTH) and Willans & Robinson were major employers, fuelling the town's economy and growth. Today, while traditional heavy industry has declined, Rugby has adapted to modern times with a more diversified economy. The town is a hub for logistics and warehousing, thanks to its strategic location near major motorways, including the M1, M6, and A14, which provide excellent road connections to various parts of the country.

Rugby is also well-connected by rail, being a major junction on the West Coast Main Line. Trains regularly run to cities like London and Birmingham, making the town a convenient base for commuters and travellers. The town's educational institutions, besides Rugby School, include well-regarded schools such as Lawrence Sheriff School and Ashlawn School, which contribute to the town's reputation for academic excellence. Rugby College, part of the Warwickshire College Group, offers a range of vocational courses, making it a centre for further education in the region.

Recreationally, Rugby offers a blend of parks, sports facilities, and community spaces. Caldecott Park, located in the heart of the town, provides a tranquil spot for residents and visitors, with beautiful gardens, a children's play area, and a café. In addition to its famous rugby heritage, the town also caters to a variety of other sports, including football, cricket, and golf. Throughout the year, Rugby hosts a range of events, from music festivals to food fairs, reflecting the town's vibrant cultural life.



INFORMATION

Services

Utilities – Gas central heating, mains water, mains drainage, broadband is 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 (FTTC). Wired connectivity is available in all main rooms.

Tenure – Freehold

Title notes - Each property on Red Lodge Drive owns a section of road in front of the house and each house has the right to use the road. Common services run down the road.

Directions – Postcode to use on a SatNav: CV22 7TT

Local Authority: Rugby Borough Council

Council Tax Band: F

Viewing Arrangements

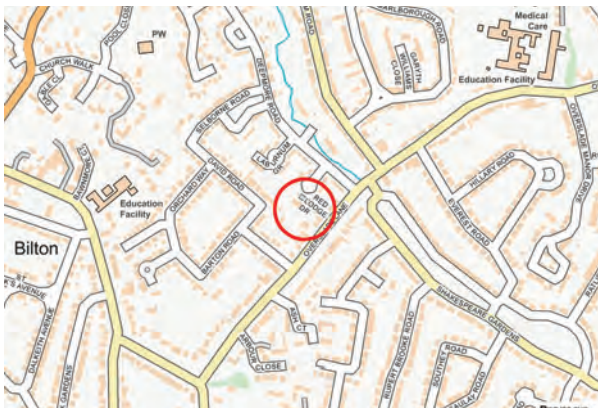
Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

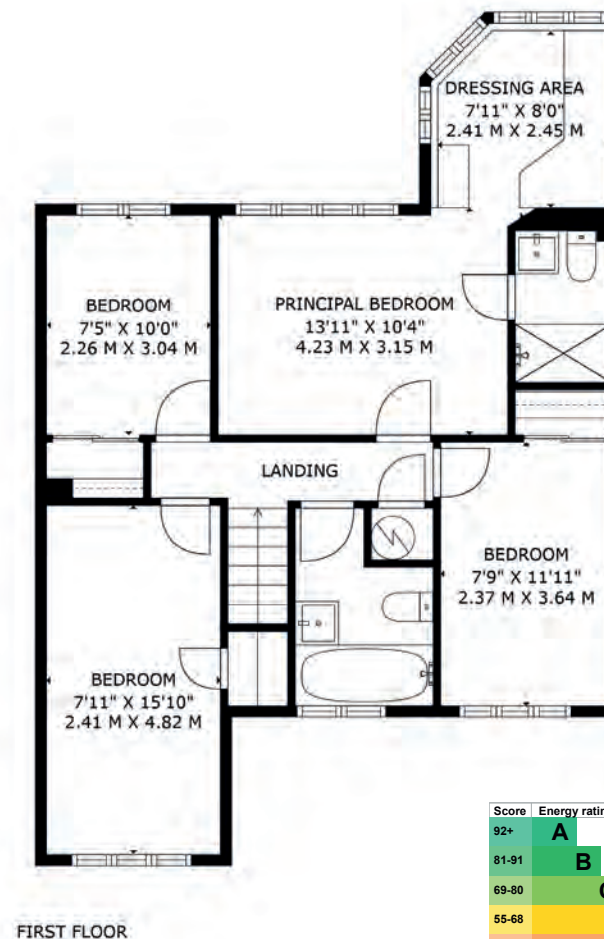
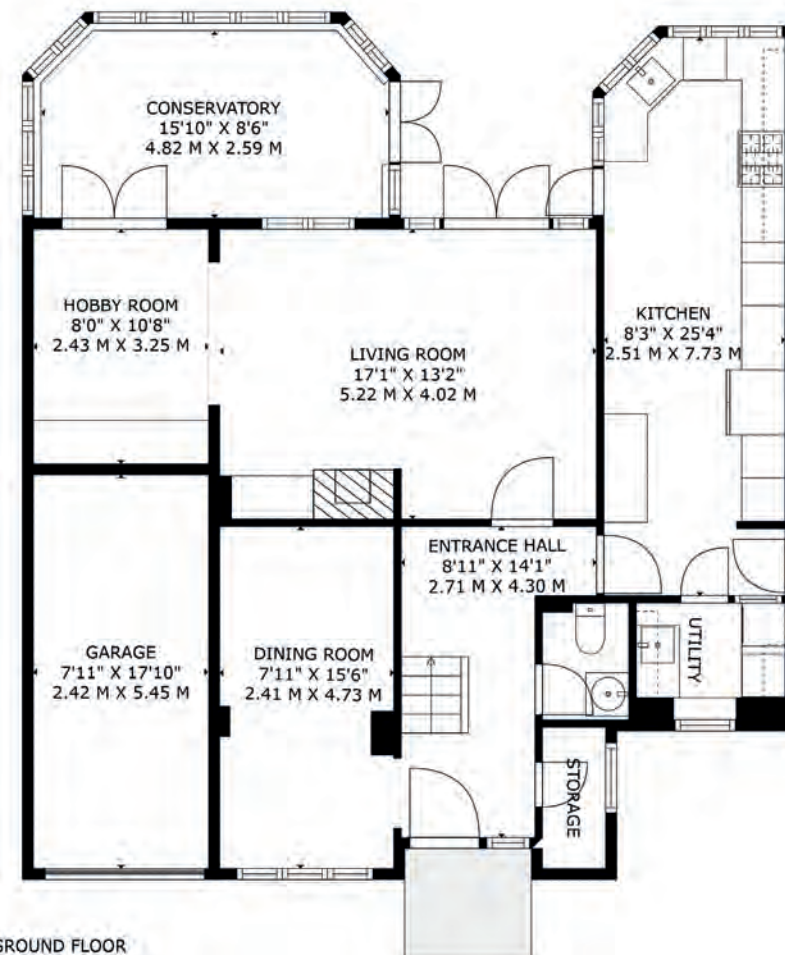
Website

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





GROSS INTERNAL AREA: 1674 sq ft, 156 m²
GARAGE: 142 sq ft, 13 m²

OVERALL TOTALS: 1816 sq ft, 169 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

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



PRS Property Redress Scheme



Agents notes: All measurements are approximate 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 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. For a free valuation, contact the numbers listed on the brochure.
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FINE & COUNTRY



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 AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

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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