



Sultans Turret
Draycote | Rugby | Warwickshire | CV23 9RB

SULTANS TURRET

*An idyllically located detached
bungalow which has been
extended dramatically over the
years and occupies a generous
0.37 of an acre plot.*



Sultans Turret has been in the same family since 1965 and the current owners have changed the property quite dramatically throughout with the accommodation now offering 4 well proportioned bedrooms, including a master suite with dressing room and en suite and a further 3 bedrooms, served by a family bathroom. The house also has sizeable games room, kitchen/breakfast room, sitting room with an outlook onto a south facing rear terrace, snug, a formal dining room, garden room and study. Additionally there is a useful utility room, cloakroom and wet room. Externally there is off road parking for several vehicles, a double garage with workshop and attractive gardens that surround the property with south facing aspects that provide a real sense of privacy and seclusion. Internal inspection is strongly recommended to appreciate this enviable location.

KEY FEATURES

Ground Floor

There is an attractive entrance hall that provides access to the bedroom wing and in turn leads off to the large sitting room which has attractive sliding patio doors that lead on to the south facing rear terrace, there is provision for a flat screen television, log burner with timber mantle and raised hearth. The hallway does have some convenient storage and access to the bedrooms and bathroom. Just off the sitting room is the snug with a double glazed window to the front aspect and this in turn leads to the formal dining room with windows to the front and a range of convenient storage. The kitchen/breakfast room is fitted with an array of hand built oak units with complemented work surface, there is a range of built in appliances including two electric ovens, two induction hobs, microwave, fridge/freezer and dishwasher. There are also windows to both the southern and western aspects and a door that leads to the rear garden. There is a vaulted ceiling in the kitchen with a spiral staircase that leads off to a small office space on the galleried landing. The garden room has double glazed windows that overlook the terrace and a double window to the side aspect. Just off the kitchen is the inner lobby which has a door to the front parking area and then in turn provides access to the pantry, utility room and wet room which has a walk in shower facility, wash basin, low level WC and double glazed window to the side. Just off the lobby is the large games room which is large enough to host a full size snooker table; this room is a real entertaining space with a bar and double glazed bay windows that overlook the frontage and two sliding patio doors lead onto the rear decking area. There is also a personnel door that leads off to the double garage which has a electric roller door, space for two vehicles and in turn there is a workshop to the rear with a window and secure roller door that provides access to the garden.









SELLER INSIGHT

“Sultans Turret has been in our family since it was originally built in the mid-1960s. Set on a corner plot at the end of a no through road, there's hardly any passing traffic and it's very quiet and peaceful,” say the current owners.

“We moved in to stay with my father in 2001 and have made a number of enhancements during our time here. It's doubled in size with the addition of extra bedrooms and a large kitchen where our guests tend to congregate around the big island. The original kitchen was converted into a dining room where we can seat 10 around the table and the old study is now a lovely breakfast room. Perhaps our favourite change though was the conversion of the double garage into what is now our games room. It has a snooker table, table football, dartboard, and bar, so our children and grandchildren always enjoy spending time in there when they come to visit.”

“There's always something to keep us occupied here. We enjoy walking and cycling over the field to nearby Draycote Reservoir, as well as scenic country walks. We have a good choice of shops and restaurants in Rugby and Leamington, so although the village is incredibly quiet, everything we need is easily accessible.”

“We landscaped the garden ourselves and have enjoyed the produce from the greenhouse and vegetable plot over the years. The rhubarb has been here since the beginning and comes back in abundance every year. The white mushrooms on the front lawn were put in place by my father when the property was built to keep the tractors off the lawn and although there's no need for them now, they still remain in their original positions as a lovely feature. There's plenty of patio space so we can enjoy a drink and chat in the sunshine, no matter where the sun is throughout the day. It's a great house and garden for entertaining and we can fit up to 7 cars on the driveway.”

“The games room is certainly a family favourite and we also enjoy spending time in the kitchen. Doors lead out from our bedroom to the patio which is the perfect spot to enjoy a cup of tea and breakfast on a sunny morning. We can also be found relaxing in the comfy easy chairs in the little library area as we excitedly plan our next adventure,” conclude the current owners.*

*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.







KEY FEATURES

Bedroom Areas

As previously stated, the hallway does lead off to the bedroom wing and in total there are four well-proportioned bedrooms and there is access to an airing cupboard and cloaks store. Bedroom two is situated at the front of the property with double glazed windows overlooking the frontage and two built in double wardrobes. Adjacent to bedroom two is the family bathroom which has a white suite with shower, wash basin and low level WC. Bedroom three has views of the rear garden, this is an excellent double room with a wardrobe with built in sliding doors whilst bedroom four again has views of the rear and is currently a useful study. The master bedroom suite is particularly attractive with a full length double glazed window to both front and rear and in turn there are two double glazed doors that provide access to the rear terrace. This is blessed with an abundance of natural light via the three Velux roof windows and also benefits from a large walk in dressing room and ensuite shower room. This is fitted with an attractive array of cabinetry, there is a wash basin, bidet, enclosed WC, walk in shower cubicle with glass block wall and letter box style windows overlooking the frontage.









KEY FEATURES

Outside

Front

The property occupies a corner plot in this delightfully secluded spot within Draycote Village and the boundary is denoted by a range of staddle stones and low level bamboo. There is a tarmac driveway that provides off road parking for several vehicles and steps that lead to the front entrance door whilst there is a variety of small lawned areas with a range of coniferous trees for privacy and willow tree that shelters the driveway and access to the double garage.

Rear Garden

The rear garden is particularly delightful, the house is beautifully situated with a south facing environment and the garden is broken up into several convenient lawned areas. Just off the rear terrace is a raised lawn and pathway that leads to the summer house which has power and lighting; a great place to entertain, there is also a covered canopy sheltering the hot tub and then a pathway that continues to a further area of lawn which has a panelled fence and wood store together with a pedestrian access to the frontage. The garden continues to wrap itself round the rear of the kitchen where there is an external recently added oil fired central heating boiler and some decking just off the games room. There is a covered porch just off the garage and an excellent greenhouse with a brick built base. A further patio area is at the rear with a timber shed, oil tank and two further pedestrian gates that provide access to the foregardens. There is also exteriors lighting and outside taps.







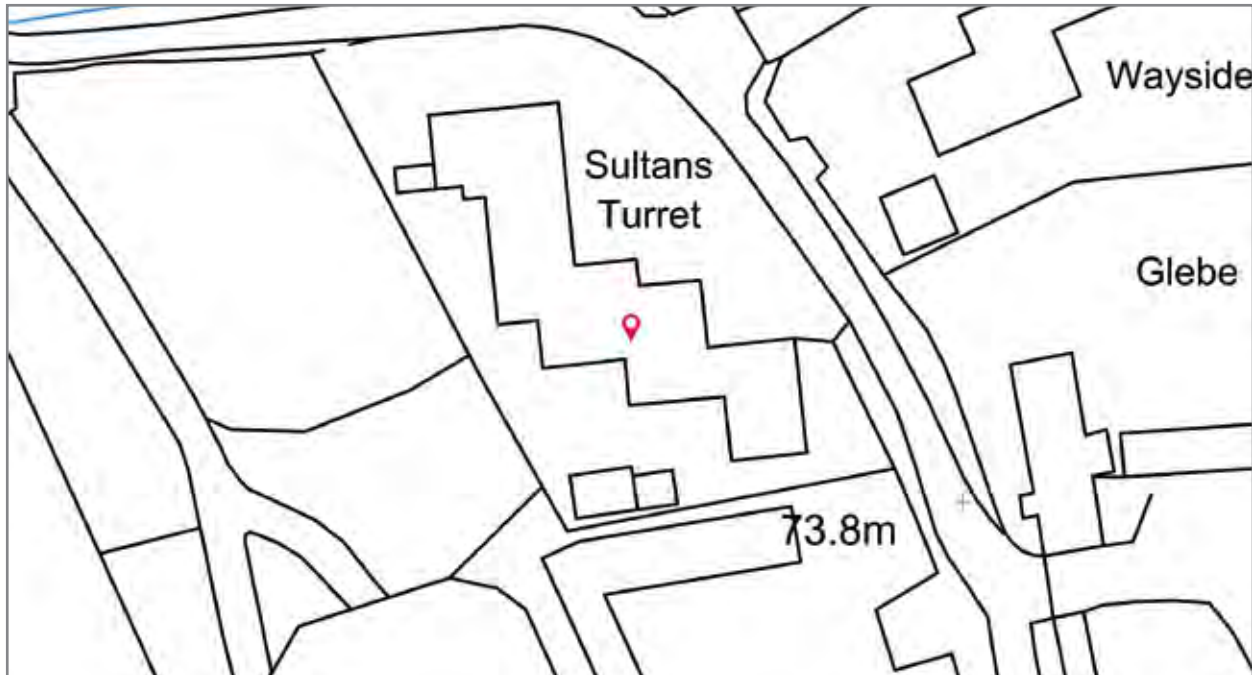


LOCATION

Draycote is one of the more tranquil small villages surrounding Rugby, which is around 4 miles away. This highly desirable location has a rich mixture of inhabitants and properties with some particularly attractive period houses. Day-to-day shopping is available in the nearby village of Dunchurch with a wider range of shopping in nearby Rugby, Leamington (9 miles), Warwick (12 miles), Banbury (19 miles) or Stratford Upon Avon (20 miles). There are train services either from Leamington Spa or Rugby, where a high speed service conveys commuters to Euston, London in under 50 minutes. The property is also close to the M40, M1 motorway links and approximately 10 minutes from Coventry Airport and 30 minutes from Birmingham International Airport.



INFORMATION



Services

Mains electricity, water (metered), broadband, mains drainage, oil fired heating

Local Authority

Rugby Borough Council.

Telephone (01788) 533533.

Council tax band 'G'.

Viewing Arrangements.

Strictly via the vendors sole agents Sam Funnell (Branch Partner) Fine & Country on 07714 515484 or (01788) 820062.

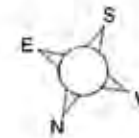
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm



Sultans Turret, Draycote, Rugby
Approximate Gross Internal Area
Main House = 3255 Sq Ft/302 Sq M
Garage = 627 Sq Ft/58 Sq M
Summer House = 292 Sq Ft/27 Sq M
Greenhouse = 88 Sq Ft/8 Sq M
Total = 4262 Sq Ft/396 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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