



**Draycote, Rugby, CV23 9RB**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*Planning permission granted for replacement dwelling\*\*\*

A wonderful opportunity to create a truly unique family home in a highly sought after and attractive rural setting.

Manor Cottage currently consists of a detached bungalow requiring complete refurbishment positioned in a substantial plot with outbuildings.

This plot is in the idyllic location of Draycote and offers convenient access to the major road networks including the M45, M1 and A45. Rugby town centre is approximately 5 miles drive and offers a varied selection of shopping and recreational activities including excellent independent schooling covering Rugby School, Bilton Grange and Princethorpe College.

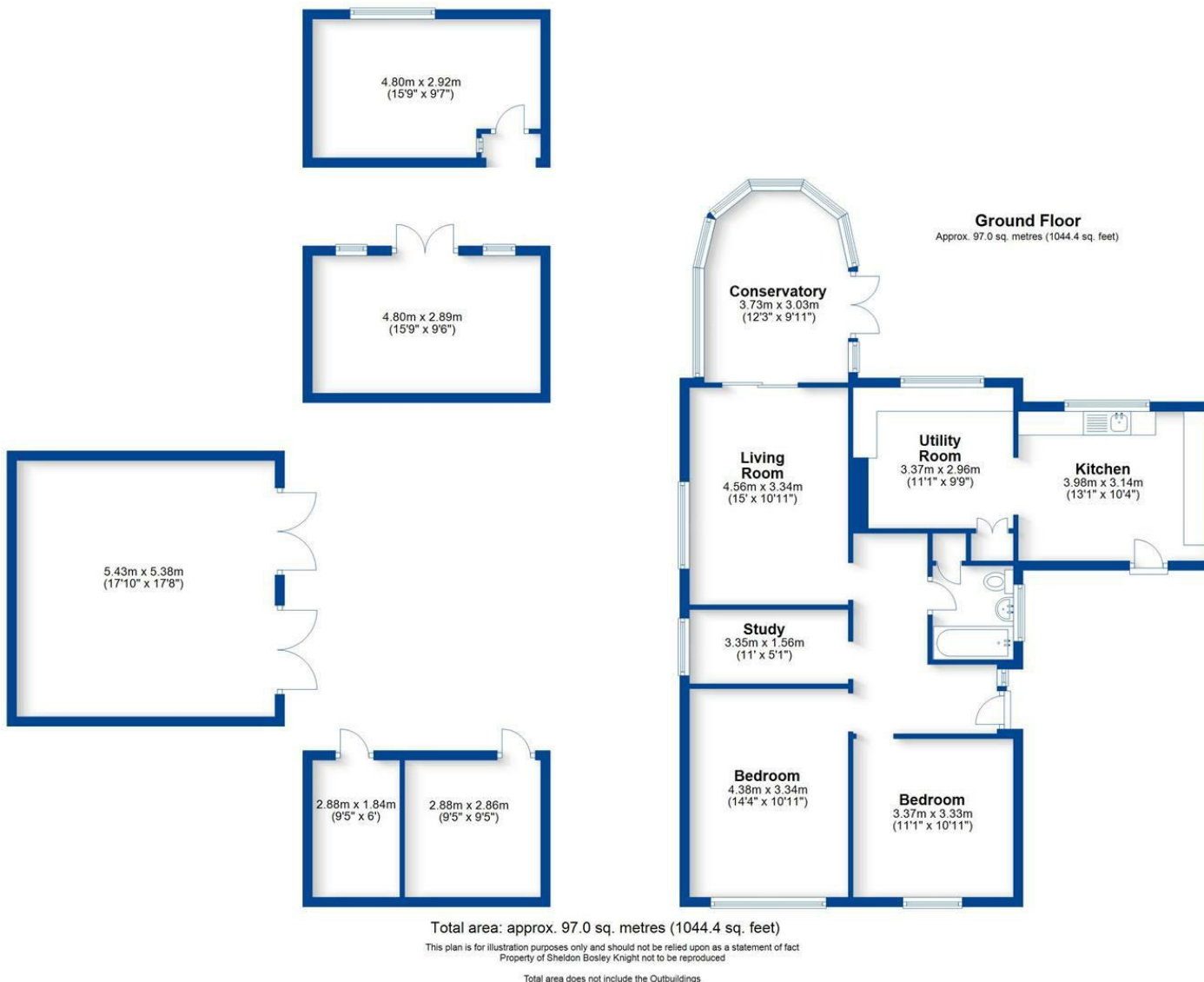
Please view approved planning permission reference R23/0415 on Rugby Borough Council planning portal for more details.











## Key Features

- Planning permission granted
- Wonderful opportunity to create unique family home
- Beautiful rural setting
- Convenient access to Rugby town centre
- Highly sought after village location
- Approximate plot size of 0.45 of an acre
- Numerous outbuildings
- Gated driveway
- Close to Draycote Water
- Energy rating F

**Guide Price**  
**£625,000**

EPC Rating - F

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Rugby

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