



Oxford Road, Princethorpe
Asking Price £375,000

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ESTATE AGENTS

Oxford Road, Princethorpe, Rugby

Complete Estate Agents are delighted to welcome to the market a traditional detached period cottage dating back to the 19th Century and set on a very generous plot. The cottage many years ago was two separate cottages and over the years has been made into one family home and still keeping some original features throughout. The property occupies a delightful location on the edge of this well-regarded village, enjoying pleasant rural views towards countryside, and conveniently placed for access to not only the towns of Rugby, Leamington Spa and Coventry but also the motorway networks of A45, A46 and M1 & M6. The property comprises of entrance hall, downstairs wc, lounge, separate dining room, modern kitchen, snug and playroom. Upstairs there are four double bedrooms and a main modern family bathroom. Externally to the rear of the property there is a modern brick built detached home office which is double glazed throughout including a front door with heating, lighting and wooden flooring throughout. There are spacious gardens to front and rear with open aspect views across the Warwickshire countryside. There is a large driveway to the side with parking for up to five cars. Viewing is essential to appreciate this delightful home. NO CHAIN.

Entrance Hall

Stairs to first floor, doors to all ground floor rooms and wooden flooring throughout.

Downstairs WC

Low level wc, tiling to splash back areas and vanity wash hand basin.

Lounge

Double glazed bay window to front aspect, double glazed window to rear and radiator.

Dining Room

Original cutlery/laundry cupboard, double glazed bay window to front, door to kitchen and radiator.

Kitchen

Having a range of base, drawer and wall units with worktops over, range cooker with overhead extractor unit, sink with drainer, space and plumbing for washing machine and tumble drier, tiled flooring throughout, undercounter integral fridge and separate freezer, two double glazed windows to rear aspect and double glazed side door to garden.

Snug

Open fireplace, two double glazed windows to front, radiator and double glazed window to the rear.



Playroom/Family Room

Double glazed french doors to garden and a radiator.

Landing

Doors to two bedrooms with archway leading through to rest of the top floor accommodation.

Bedroom One

Double glazed window to rear and radiator.

Bedroom Two

Double glazed window to front and radiator.

Bedroom Three

Double glazed window to rear, radiator and loft hatch.

Bedroom Four

Double glazed window to rear and loft hatch,

Family Bathroom

Having a four piece bathroom suite with low level wc, double shower cubicle with mains shower unit, tiling to splash back areas, panelled bath, wash hand basin and double glazed window to the rear.

Brick Built Detached Home Office

Double glazed composite front door, double glazed windows throughout, electric wall mounted heater, laminate flooring throughout, outside lighting, power sockets throughout and internal lighting.

Rear Garden

A very generous garden with raised decked area currently used as a patio area and the other gravelled to provide a base for a play area. The garden provides established shrubs, hedgerow and borders, fencing to all sides, laid mainly to lawn with open views across the countryside, side gate leading through to driveway at the side and shed.

Side Driveway

Off road parking to the side of the property providing a driveway for up to five cars.

Location

Princethorpe is a small village at the confluence of the old Roman Fosse Way (B4455) and the Coventry to Banbury Road (A423), just to the north of the River Itchen. Other than being a pleasant environment in which to live, from the convenience factor, the location is ideal as, apart from direct road links to the former centres, the settlement is midway between Royal Leamington Spa and Rugby, both about seven miles distant, whilst the motorway network in the region, with the M45/M1, M6, M69 and M40, is easily accessible. Close to hand is Draycote Water Country Park, the largest expanse of water in the County of Warwickshire, and especially popular for those who enjoy sailing, windsurfing and fly fishing, there also being wetlands, nature trails and bird hides. Just outside the village and set in lovely grounds is Princethorpe College – a highly popular Roman Catholic co-educational independent day school accommodating pupils aged 11-18, and which welcomes members of all faiths. Also, located along Leamington Road is Our Lady's Primary School having around 100 children between the ages of 4 -11.

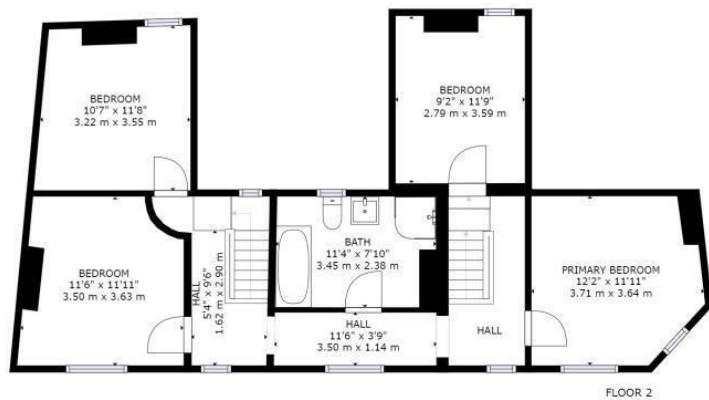
About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council



Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR



GROSS INTERNAL AREA
 FLOOR 1: 822 sq. ft, 76 m², FLOOR 2: 805 sq. ft, 75 m²
 TOTAL: 1627 sq. ft, 151 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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