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Daventry Road, Dunchurch  
Guide Price £550,000

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# Daventry Road, Dunchurch, Rugby

Complete Estate Agents are pleased to bring to market this delightful detached family home offers a perfect blend of comfort and potential. Set within just over half-acre plot, the property boasts an open aspect that invites natural light and provides a serene environment for family living. Upon entering, you are greeted by two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The layout of the home is thoughtfully designed, featuring four well-proportioned bedrooms that provide ample space for relaxation and privacy. The single bathroom is conveniently located, catering to the needs of the household. The property is approached via a long gated driveway, ensuring both security and a sense of exclusivity. This feature not only enhances the appeal of the home but also offers plenty of parking space for family and visitors alike. With its development potential, this property presents an exciting opportunity for those looking to create their dream home or invest in a promising project. The expansive grounds allow for various possibilities, whether it be extending the existing structure or creating outdoor spaces for leisure and recreation. In summary, this detached family home on Daventry Road is a rare find, combining spacious living with the potential for future development. Its idyllic location in Dunchurch, coupled with the generous plot size, makes it an attractive option for families and investors alike. Do not miss the chance to explore the possibilities this property has to offer.

**Entrance Hall 17'10" x 8'0" (5.44 x 2.45)**

**Study 7'2" x 8'11" (2.19 x 2.72 )**

**WC 7'4" x 6'1" (2.25 x 1.87)**

**Kitchen / Dining 25'0" x 11'8" (7.63 x 3.57 )**

**Lounge**

**Morning Room 25'9" x 10'4" (7.87 x 3.17)**

**First Floor Landing**

**Bedroom One 13'7" x 12'0" (4.15 x 3.67)**

**Bedroom Two 12'5" x 8'8" (3.79 x 2.66)**





**Bedroom Three 10'4" x 8'2" (3.17 x 2.51)**

**Bedroom Four 10'4" x 7'7" (3.17 x 2.32)**

**Family Bathroom**

**Double Garage**

**Grounds**

Long private gated drive from Dunchurch Road. The property is set in approximately 1/2 acre with outstanding views.

**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

**Agents Note**

"This well-positioned property offers a unique opportunity for transformation into a truly impressive family home. Set within approximately half an acre of mature grounds, the existing dwelling presents enormous potential for extension and reconfiguration, subject to necessary planning consents. The expansive plot allows for a variety of design options — from contemporary open-plan layouts to substantial wrap-around or side extensions — enabling the creation of spacious living rooms, versatile entertaining zones, and multiple bedrooms tailored to family needs. With ample outdoor space, future owners may also consider landscaped gardens, a home office, or even an independent annexe. This is a rare find combining the charm of a generous setting and the freedom to shape a bespoke, future-proofed home in a prime location.



Redevelopment of existing properties—such as knocking down a single dwelling to build new homes—can be feasible, especially on large or underutilized plots, provided new designs respect the village character, landscape buffers, and community interests. There is precedent for new, small-scale residential developments and recent permissions for new-builds, suggesting one-for-one



replacements or small clusters may be achievable if sensitively designed. Strategic sites like Homestead View focus on larger developments but reinforce the principle of respecting landscape buffers and biodiversity, which individual projects must also consider.





Ground Floor



First Floor



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

18 Church Street, Rugby, Warwickshire, CV21 3PU  
T: 01788 550 800  
[sales@complete247.co.uk](mailto:sales@complete247.co.uk)  
[www.complete247.co.uk](http://www.complete247.co.uk)

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