



214 Dunchurch Road, Rugby, Warwickshire, CV22 6HR

HOWKINS &  
HARRISON

214 Dunchurch Road,  
Rugby, Warwickshire,  
CV22 6HR

Guide Price: £800,000

A spacious, Georgian style five bedroom property located on popular Dunchurch Road, close to local amenities. The property benefits from a private and well screened rear garden, parking for several vehicles and a double garage.

### Features

- Sought after residential location
- Only a 10 to 15 minute walk to Sainsbury's and a 20 to 25 minute walk to the town centre
- Five bedrooms
- Principal bedroom with dressing room and en-suite
- Fitted wardrobes
- Karndean flooring
- Log burner
- Three reception rooms
- Downstairs shower room
- Top of the range Matki shower enclosures to the ground floor and first floor bathrooms
- Villeroy and Boch bathroom fittings
- Kitchen and utility
- Off road parking for several vehicles
- Double garage
- Enclosed, well screened mature rear garden



## Location

The property is situated close to the town centre, in an established residential part of Rugby, on the popular Dunchurch Road. The property is close to the desirable Hillside area with local shops including a newsagent and hairdressers, along with the Sainsburys Superstore being a 15-20 minute walk. Hillside is served by a frequent bus service and is located on the South side of Rugby well placed for Dunchurch and Bilton. The property is also only a short drive (or a brisk walk) to Rugby town centre which offers an extensive range of shopping facilities including an independent quarter with a range of specialist shops. Rugby also has a main line train station which offers a frequent service to Euston in just under 50 minutes. From Rugby there is easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There is also an impressive range of state and private schooling available in Rugby and the surrounding area including Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College and world famous Rugby School.



## Ground Floor

The property is accessed via multi paned double doors which lead through to a generously sized porch, fitted with Karndean wood effect flooring. Further multi paned double doors lead through to a spacious and welcoming entrance hall, which has a continuation of the Karndean flooring from the porch, doors leading through to the ground floor accommodation and stairs rising to the first floor. To the front of the property there is a reception room with a bay window which would make an ideal study/home office. The modern downstairs shower room is fitted with ceramic floor tiles, tiling to the splash back areas. And Villeroy and Boch fittings. There is a Matki shower enclosure with chrome and glass shower screen, chrome heated towel ladder, WC and wash hand basin. The utility room is adjacent to the shower room and is fitted with a variety of wall and base units with laminate worksurfaces over. There is space and plumbing for a washing machine and tumble drier and a door provides access to the side and rear of the property. The kitchen/breakfast room has been fitted with oak wall and base units with laminate surfaces over and has numerous storage facilities which include corner cupboards, pull out racking, drawers, cutlery and pan drawers. Fitted appliances include a Neff double oven and grill, fridge/freezer, dishwasher, five ring gas hob with extractor fan over. There is Karndean flooring and double doors which provide access to the garden. Accessed from the hall, the dining room features coving to the ceiling and a dado rail along with a sash window. From here, there is a door which leads through to the sitting room which runs the full length of the house, front to back, with two sash windows at each end. There is attractive ceiling panelling and the focal point to the room is a wonderful log burner.





## First Floor

The landing has a large window over affording plenty of natural light, and doors leading to five bedrooms and the recently re-fitted family bathroom. The master bedroom overlooks both the front and rear aspect, with a window in both the bedroom and the dressing room which has been fitted built-in wardrobes with sliding mirrored doors. From the dressing room, a door leads through to the en-suite which has a bath with shower over, wash hand basin and WC. There are four further bedrooms each with fitted wardrobes, one of which is currently being used as a study/home office. The guest bedroom is particularly light and spacious with triple aspect sash windows. Recently updated, the family bathroom has been fitted with modern grey ceramic tiling, Villeroy and Boch fittings and benefits from a Matki shower enclosure with chrome and glass screen, a wall mounted wash hand basin and wall mounted WC with flush. Within the family bathroom there is a useful airing cupboard.

## Outside

The property is accessed off Dunchurch Road, via a tarmacadam drive which provides parking for several vehicles in front of a double garage. The front garden is mainly laid to lawn and is enclosed at the front by mature laurels and trees. A wrought iron gate leads to a path, which runs in between the house and garage to the generous rear garden, also mainly laid to lawn with a paved patio area which runs across the rear of the property. The garden is well screened giving it a distinct private feel and is enclosed by a combination of mature trees and close board fencing. Borders are planted with a variety of shrubs including Hebe and Lavender. There is a greenhouse and a raised vegetable bed edged with wooden sleepers.





## Viewing

Strictly by prior appointment via the selling agent  
Howkins & Harrison. Contact [Tel:01788-564666](tel:01788-564666).

## Fixtures and Fittings

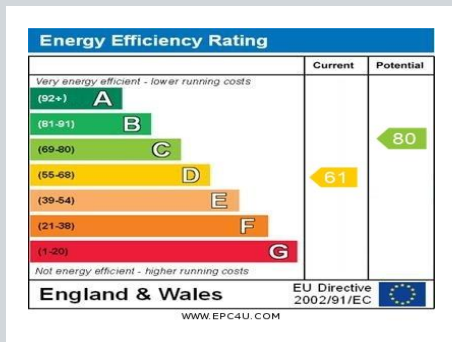
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

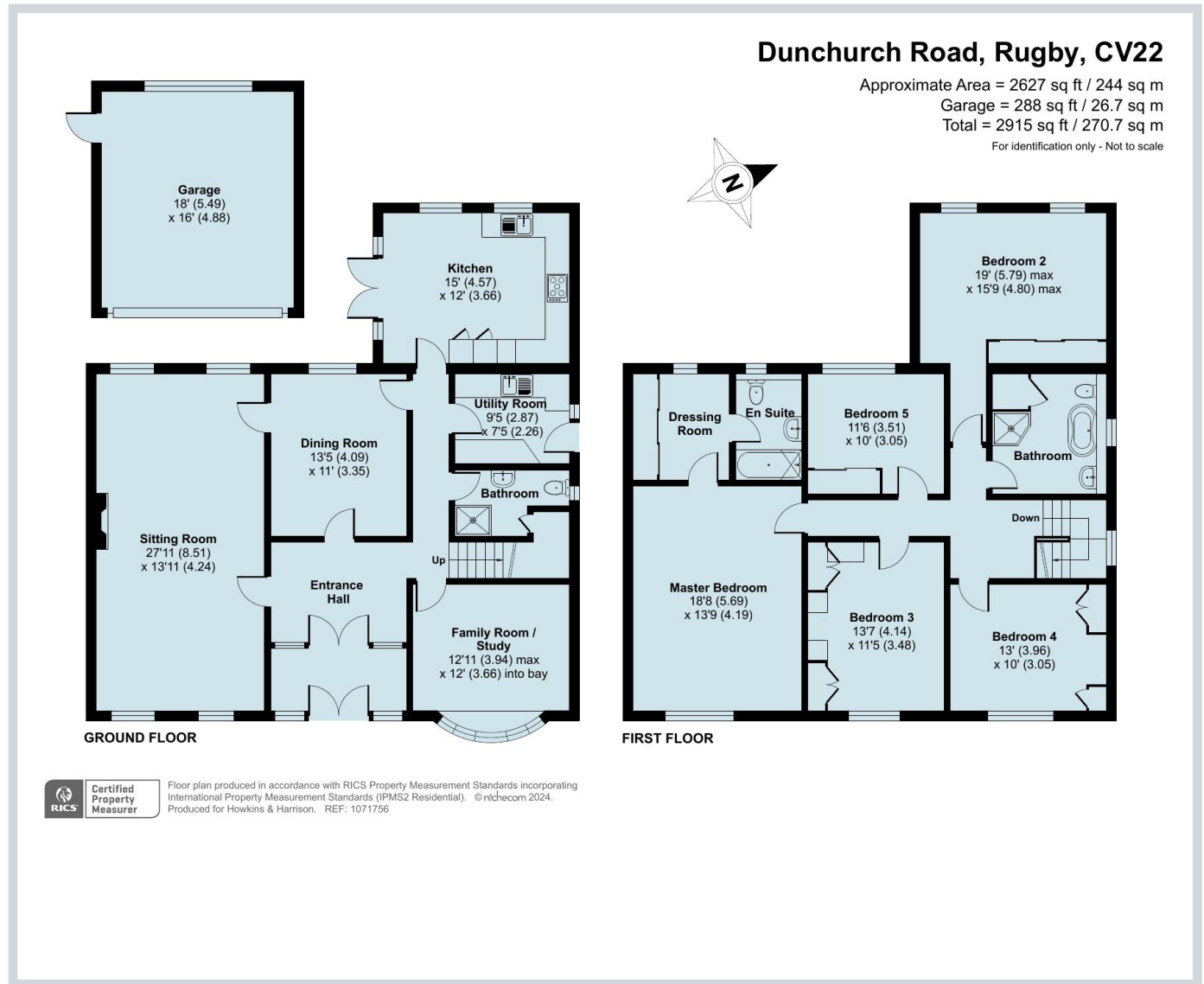
Rugby Borough Council. [Tel:01788-533533](tel:01788-533533).  
Council Tax Band – G.



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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