



12 Cawston Lane, Dunchurch, Rugby, Warwickshire, CV22 6QE

HOWKINS &  
HARRISON



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Dunchurch, Rugby,  
Warwickshire, CV22 6QE

Offers in region of: £650,000

An opportunity to acquire an extended four bedroom detached property on a substantial plot, located in the popular village of Dunchurch. This property dates back to 1906 and offers open plan living accommodation with an extended kitchen/breakfast/family room, which overlooks the 0.14 of an acre rear garden, along with a large tandem garage, off-road parking for several vehicles and separate home office/gym.

### Features

- Principal bedroom with spacious en-suite
- Three further double bedrooms with fitted wardrobes
- Sitting room with fitted shutters
- Extended kitchen/breakfast room
- Fabulous rear garden
- Log burners
- Tandem garage with electric roller door
- Parking for several vehicles
- Popular village location
- Walking distance to local amenities



## Location

The property is within close proximity of Dunchurch village centre and its local amenities which include shops, a post office, doctors' surgery, pubs, restaurants, a petrol station, and good bus routes. The village has a very active social scene, based around the village hall. Rugby is only three miles away and offers a wider range of retail and leisure facilities. Junior schooling is available at the well reputed Dunchurch Junior School, and the Montessori nursery school and independent prep school, Bilton Grange, are also close by. Rugby and the surrounding area provides plenty of options for senior schooling, both state funded and private, including the world renowned Rugby School just a few minutes away. There is a frequent rail service to London Euston from Rugby station which takes just under 50 minutes.



## Ground Floor

A UPVC door opens to the entrance hall, with stairs rising to the first floor, useful understairs cupboard and doors leading to the ground floor accommodation. The sitting room runs across the front of the property and has two bay windows fitted with attractive shutters and floor to ceiling cupboards and drawers to one wall, with the focal point of the room being a wonderful log burner inset into a brick-built chimney breast with beam over and slate hearth. Adjacent is a cloakroom fitted with sliding doors providing storage for coats and shoes along with WC and wash hand basin. The extended kitchen/family/dining room is a particularly spacious room overlooking the wonderful rear garden, which is accessed through bifold doors. Fitted with a variety of wall and base kitchen cabinets and drawers, with complementing worksurface over, there is a large island unit which provides further storage and makes an ideal breakfast bar. There is wood effect flooring throughout and integrated appliances include a Belling range style cooker, extractor fan and dishwasher with space and plumbing for an American fridge/freezer. In the seating area there is a contemporary log burner and feature well with lighting and glass cover. Doors from the kitchen lead to the tandem garage, which has a UPVC door to the rear, providing access to the garden and to the spacious utility room which is fitted with hanging rails and shelving, shaker style wall and base cabinets, ceramic floor tiling and space and plumbing for a washing machine and tumble drier.











## First Floor

A split level galleried landing with roof lantern has doors leading to the bedrooms and shower room, which is fitted with a corner shower enclosure with easy clean panels, wash hand basin inset over a vanity unit with cupboards below, WC and chrome heated towel ladder. The principal bedroom has dual aspect windows one of which overlooks the generous rear garden, a walk-in wardrobe and a spacious en-suite, which has underfloor heating and is fully tiled with a combination of marble and mosaic tiling. The suite comprises of a corner shower enclosure with rainforest shower and separate hand held shower, WC, bath with side panel complementing the high gloss vanity unit, with wash hand basin, fitted mirror and cabinet over, and a chrome heated towel ladder. There are three further double bedrooms all of which have been fitted with high gloss wardrobes and wall hung cupboards, two of which further benefit from a study area with fitted shelving and a desk.

## Outside

To the front of the property, a wrought iron gate provides access to a pebbled driveway which provides parking for several vehicles. There is further parking under a car port beyond which, is the tandem garage with electric roller door. The rear garden measures 0.14 acre and is mainly laid to lawn. There is a paved patio area which extends across the rear of the property, providing an idea space for outdoor dining and entertaining. A paved pathway leads to an additional paved seating area under a pergola. A further paved pathway leads to the outdoor gym/office which has light, power and internet connection. Beyond the office is further space which would make an ideal vegetable plot. There is a garden shed, raised sleeper planters, established trees including apple, pear and Hazel along with panted borders which includes roses and lavender.









## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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

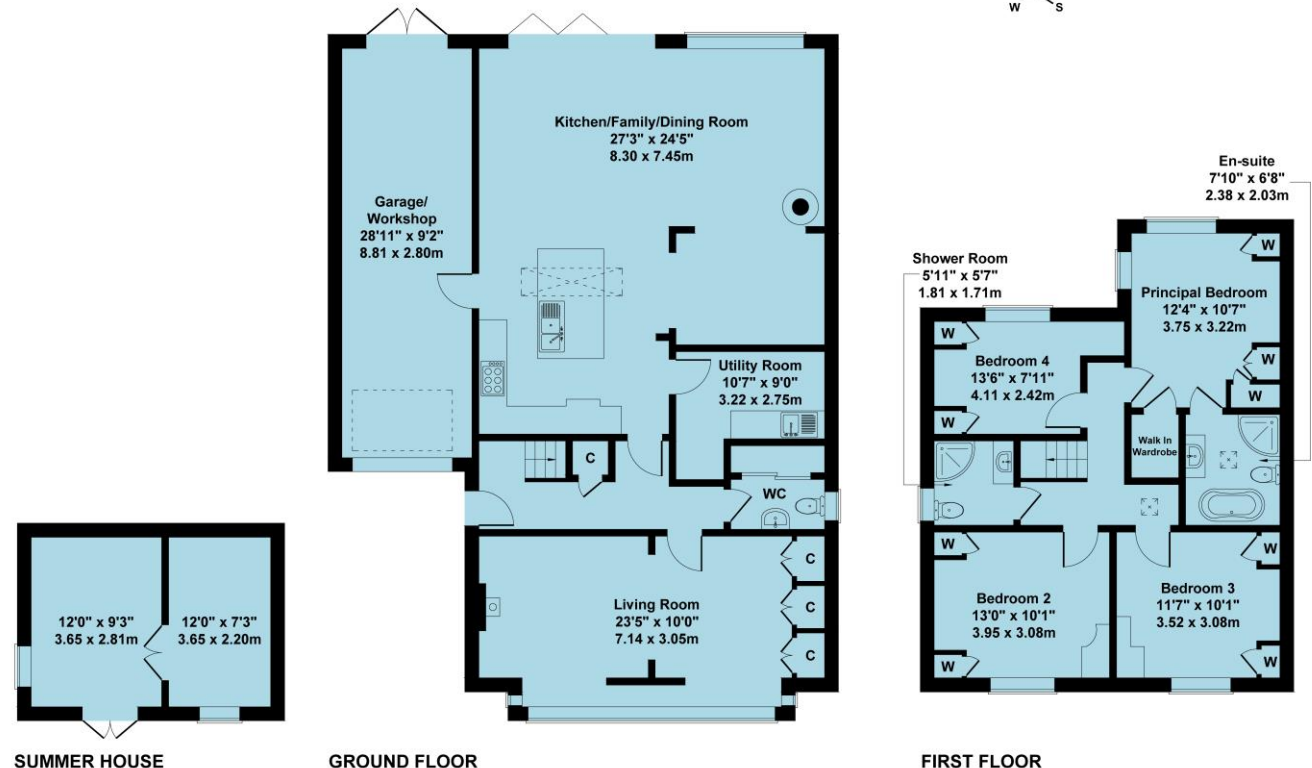
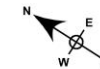
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

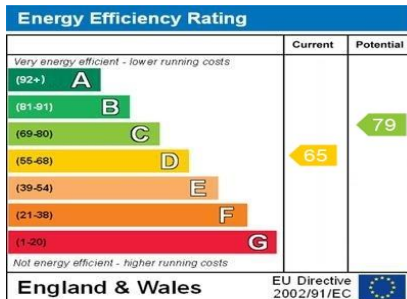
Rugby Borough Council. Tel:01788-533533.  
Council Tax Band – F.

## 12 Cawston Lane Duchchurch CV22 6QE

Approximate Gross Internal Area  
2282 sq ft - 212 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## Howkins & Harrison

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