



14 Earle Gardens, Dunchurch, Rugby, Warwickshire, CV22 6BN

HOWKINS &  
HARRISON



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Dunchurch, Rugby,  
Warwickshire, CV22 6BN

Guide Price: £720,000

Tucked away in a quiet corner of Earle Gardens, this executive five bedroom detached property, set over three floors, is offered for sale with no onward chain. Built in 2019 by Morris Homes, the property occupies a corner plot and comprises of a spacious open plan kitchen/dining/family room, two reception rooms, five double bedrooms, four bathrooms, a detached double garage and ample off-road parking.

### Features

- Executive five bedroom detached Property
- No onward chain
- Modern open plan kitchen/family room
- Master suite with dressing area and shower room
- Quite location on a no through road
- Separate lounge and second reception room or study
- Utility room and ground floor cloakroom
- Set over three floors
- Detached double garage
- Off-road parking
- Sunny, south-facing garden
- Service charge payable at £370.29 Per annum



## Location

Located on the edge of the vibrant village of Dunchurch, and nestled in-between the stunning 90-acre protected parkland of Bilton Grange and the expansive village cricket grounds, the exclusive Earle Gardens development is a quiet, idyllic scene.

A stone's throw from the village centre, the property is in walking distance of cafes, pubs and restaurants, a Post Office, pharmacy, doctors' surgery and a Sainsburys Superstore. Rugby is only three miles away, offering a wider range of retail and leisure facilities. There are exceptional transport links – Rugby station has frequent, fast services to London Euston (in under 50 minutes) and the North (including Birmingham, Birmingham Airport and Manchester), and the motorway network (M45/M1/M6) is easily accessible.

For families, there are several, well-regarded private schools, state schools and nurseries in the vicinity – Bilton Grange Preparatory School and the Dunchurch Broughton Junior Infant Academies are within walking distance; secondary schools, Princethorpe College and the world-renowned Rugby School, are a few minutes further afield.

The nearby Draycote Water, a 250 hectare reservoir and country park with visitor centre, offers sailing and traffic-free walking and cycle routes, suitable for families and fitness enthusiasts, alike.



## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details. There is a service charge payable on this property of £370.29 per annum

## Ground Floor

A spacious entrance hall leads to the ground floor rooms, with stairs rising to the first floor and luxury vinyl flooring leading through to the modern open plan kitchen/family room, fitted with bi fold doors, giving access to the rear sunny, south-facing garden. The kitchen is fitted with high gloss wall and base units, incorporating numerous cupboards and drawers, with built-in appliances consisting of a double electric oven, gas hob with an extractor above, dishwasher and fridge/freezer. Off the kitchen is a convenient utility room with a washing machine and space for a tumble drier and a door to the side of the property. A bright and spacious sitting room benefits from being dual aspect, affording plenty of natural light, with a second reception room (currently being used study/home office) and a downstairs cloakroom completing the ground floor accommodation.







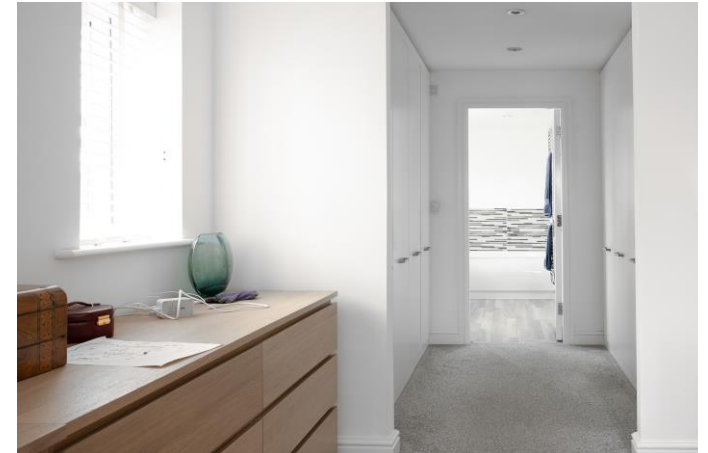
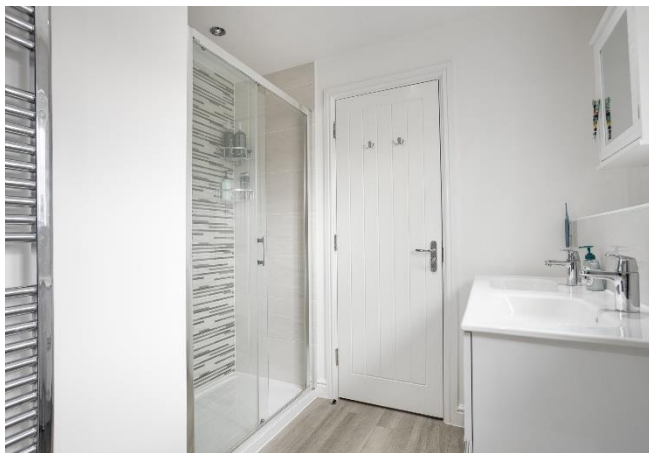


## First and Second Floors

The first floor features a generous landing area and a large, full width master bedroom suite, with its own dressing area, with built-in wardrobes, along with a modern white en-suite, comprising of a shower cubicle, WC, full size bath and wall mounted 'his and hers' wash hand basins with vanity drawers beneath. Two further double bedrooms, each with their own en-suites, can be found on the first floor, with bedroom three benefitting from built-in wardrobes. A set of stairs rise to the second floor which is occupied by two further double bedrooms, both of which benefit from a range of built-in wardrobes, along with a modern shower room.

## Outside

The property sits on an enviable plot, tucked away in a quiet corner, overlooking greenery. There is a double garage with up and over doors and gated side access to the garden, with a very generous block paved driveway to the front and side aspect, allowing for ample off-road parking. The good sized, enclosed rear garden is mainly laid to lawn and enjoys a decked patio/entertaining area, ideal for outdoor entertaining.









## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

## Fixtures and Fittings

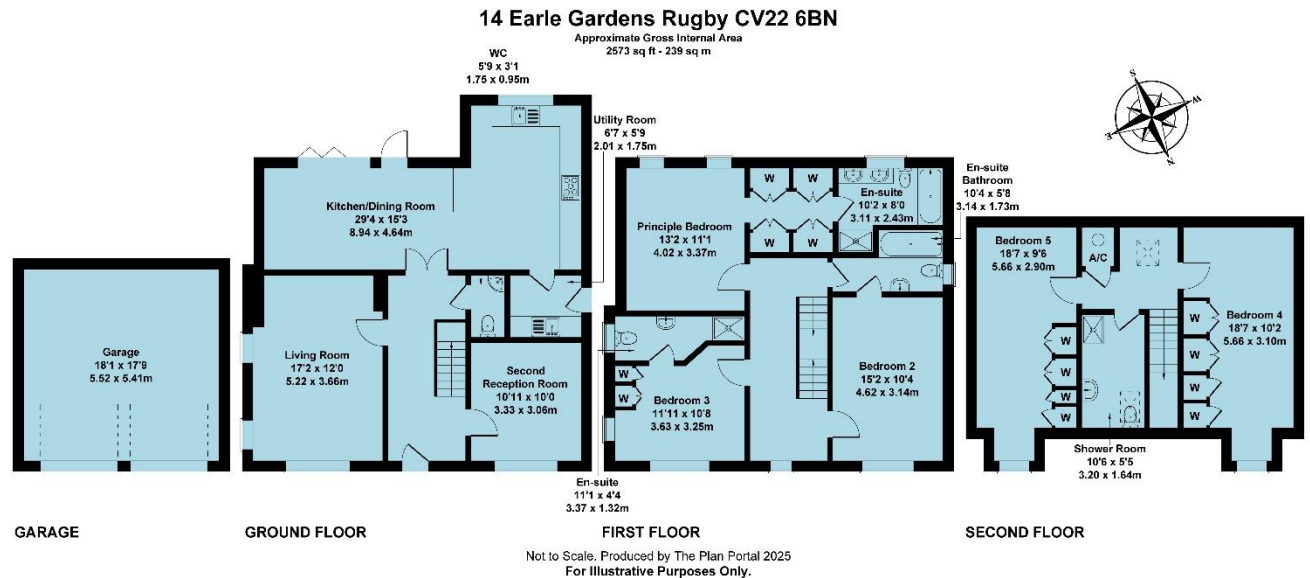
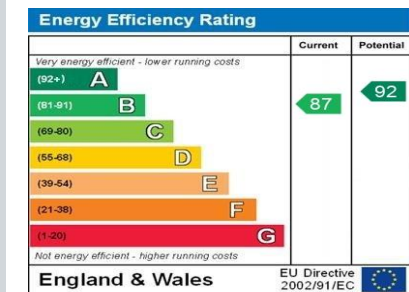
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – G.



## Howkins & Harrison

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