



Wennel Ways, Southam Road, Dunchurch, Rugby, Warwickshire, CV22 6NW

HOWKINS &
HARRISON

Wennel Ways, Southam Road,
Dunchurch, Rugby,
Warwickshire, CV22 6NW

Offers in Excess of: £800,000

A five bedroom detached bungalow on a 0.46 acre plot in the sought after village of Dunchurch, within walking distance of local amenities. This property offers over 3000 square feet of versatile and spacious accommodation and benefits from a sweeping drive with parking for numerous vehicles, double garage and wonderful landscaped mature gardens.

Features

- Popular village location
- Beautifully landscaped wraparound gardens
- Double garage
- Summer house
- Spacious living room and dining room
- Conservatory
- Principal bedroom with fitted furniture and en-suite
- Ground Floor bathroom
- Three additional bedrooms one with en-suite
- First floor bedroom suite with dressing room and bathroom
- Block paved drive with parking for several vehicles



Location

The property benefits from being within close proximity and in walking distance of Dunchurch village centre and its amenities including shops, post office, doctors' surgery, pubs, a café, 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. Schooling is available at the well reputed Dunchurch Infant and Junior Schools. The Montessori nursery school and independent prep school, Bilton Grange, are close by, with Bilton Grange being in walking distance from Dunchurch. Rugby and the surrounding area provide 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

The property opens into a useful porch which in turn leads through to a spacious entrance hall, fitted with attractive parquet flooring and where doors provide access to the ground floor accommodation, including a walk-in cloakroom with hanging and storage space for coats and shoes.



The kitchen/breakfast room, located to the front aspect, is fitted with ceramic tiled flooring and a variety of oak wall and base kitchen cabinets, cutlery and pan drawers with granite work surface over. Integrated appliances include a double oven and warming drawer, fridge, freezer and dishwasher. The kitchen opens out to a breakfast/dining space and has an archway with shelving behind along with a door to the boiler room, where there is space and plumbing for a washing machine. A further door from the kitchen/breakfast room provides access to the spacious dining room, with attractive wooden flooring and French doors which lead through to the conservatory, overlooking and providing access to the wonderful gardens. The double integral garage is also accessed from the dining room. Sliding doors from the dining room open to the living room, which can also be accessed from the main entrance hall, with stairs rising to the first floor, dual aspect windows affording plenty of natural light and a patio door opening out to the garden. There is coving and a ceiling rose along with bespoke glass fitted shelving fitted into an arched recess. A fireplace with marble hearth and coal effect gas fire inset provides a welcoming focal point to the room. Off the main hall, a shower room is fitted with ceramic floor tiles and a white high gloss vanity unit with wash hand basin inset and a WC with wall mounted flush. There is a spacious shower with rainfall shower head and separate handheld shower attachment. The study overlooks the side aspect and is fitted with cupboards and shelving to one wall, along with a fitted desk to one corner with overhead plinth lighting. Adjacent is a double bedroom with dual aspect windows overlooking the front and side aspect, with fitted cupboard and en-suite with corner shower enclosure, pedestal wash hand basin and WC. The principal bedroom benefits from views across the delightful gardens and is a spacious room fitted with wardrobes to two walls, with matching bedroom furniture including a dressing table and bedside cabinets. A door leads through to an equally spacious, contemporary en-suite which is fully tiled throughout and fitted with chrome heated towel ladder, chrome and glass shower enclosure with easy clean panels, rainfall shower and separate handheld shower attachment. There is a large vanity unit with wash hand basin, bidet and WC inset which complements a further floor to ceiling cupboard. A further double bedroom on the ground floor overlooks the garden and also benefits from fitted wardrobes with central dressing table with mirror over.





First Floor

A small landing provides access to bedroom five which has a door leading through to bedroom four, with windows overlooking the front and rear aspect, fitted wardrobe and shelving. Adjacent is a dressing room and an en-suite bathroom with bath, WC and wash hand basin.

Outside

A sweeping block paved driveway provides parking for numerous vehicles and leads to the double garage, with electric doors and a pitched roof, inside which are fitted cabinets. The beautifully maintained and manicured gardens provide the wow factor; to the front of the property there is a large lawned area bound by mature trees and shrubs in established flower beds. The lawn extends to one side of the property and continues around to the rear, where there are further beds planted with a variety of shrubs and trees including a lovely Monkey puzzle tree, holly bush, and colourful Acer. There are two pergolas one with an attractive climbing rose and to one side, a wooden summer house together with a greenhouse. A paved pathway by the summer house goes past a garden shed and leads to a wrought iron gate, which provides access to the side and front of the property where there is a gravelled area, Lilac tree and bamboo trees. A block paved patio area provides an ideal space for outdoor dining and entertaining. Mature hedge screening separates the rear of the garden which has previously been used as a fruit and vegetable garden.





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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)	58	67
B (81-91)		
C (69-90)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

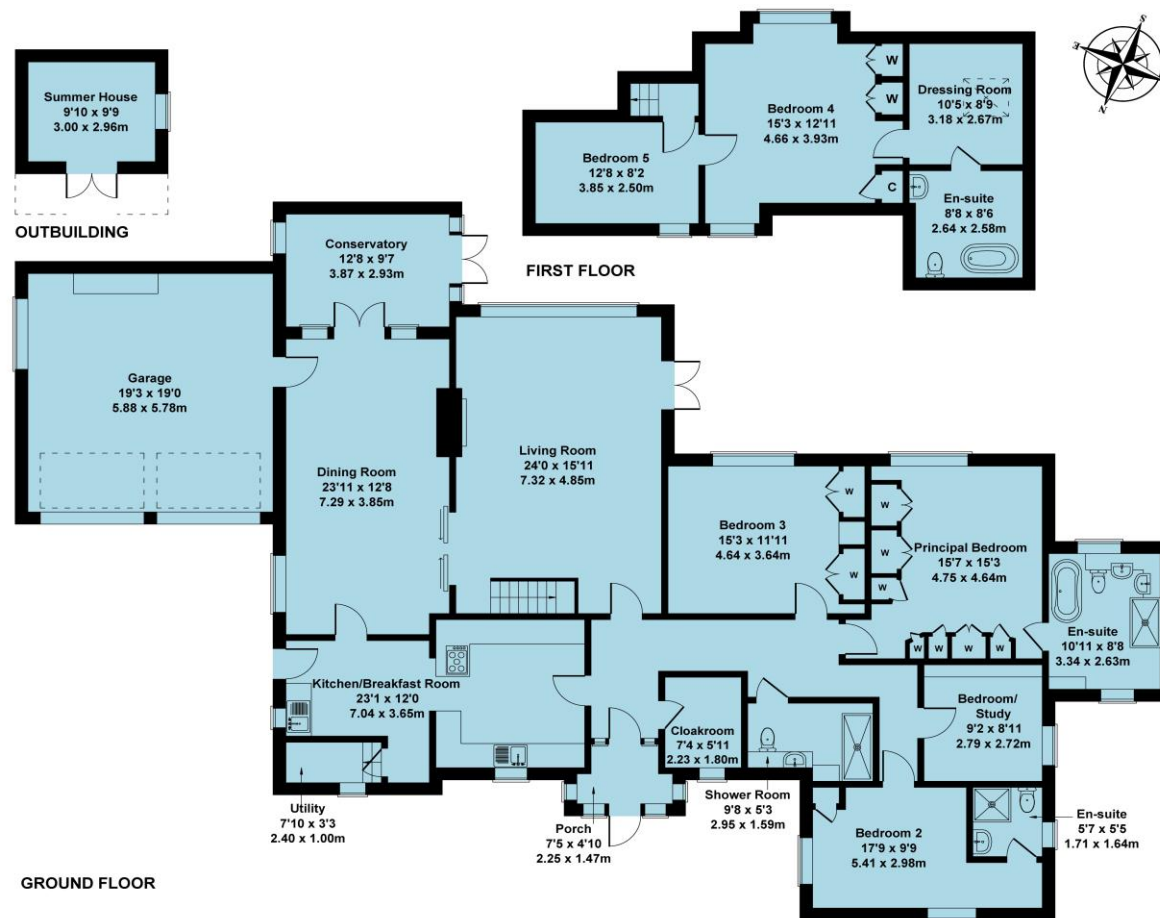
Howkins & Harrison

7-11 Albert Street, Rugby, Warwickshire CV21 2RX

Telephone 01788 564666
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Wennel Ways Southam Road Dunchurch Rugby CV22 6NW

Approximate Gross Internal Area
3197 sq ft - 297 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.