



## 4 Eastlands Mews

BRONTE CLOSE, RUGBY, CV21 3PW

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**







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**Have you ever dreamed of life in a stunning conversion of a former schoolhouse with great commuter links, easy access to local shops, schools and to the Great Central Walk? This dream can be your new reality with this stylish townhouse!**

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**Property at a glance**

Stylish, Modern Freehold Townhouse

Two Generous Double Bedrooms

Open Plan Kitchen-Dining-Living Room

Allocated Parking For One Car

Spacious Rear Garden

Neighbours The Great Central Walk

Excellent Commuter Transport Links

High Street Shopping Within Walking Distance

Local Schools Within Walking Distance

EPC Rating - C







It's a pleasure to introduce you to this beautifully presented two bedroom townhouse! Eastlands Mews was originally converted in 2020 from what was previously Eastlands School, to create nine individual townhouse style properties and two individual apartments. This stylish, modern townhouse offers two bedrooms, one bathroom, a spacious rear garden and allocated parking for one car with additional parking spaces available for visitors.

This beautifully presented two bedroom townhouse offers a generous West-facing rear garden. The rear garden is home to an expansive patio which would make a perfect spot for a barbeque as well as an outdoor dining table and chairs for alfresco dining. At the rear of the patio is a mature hedgerow. The rear garden is also home to electrical plug sockets, an external tap and outdoor lighting.

This spacious townhouse is ideally located in a quiet town centre location. Rugby's residents are drawn to this highly sought after area thanks to its proximity to the picturesque Great Central Walk. Additionally, this location offers excellent commuter links with convenient access to Rugby Railway Station and the M1 & M6 motorways, as well as easy access to Rugby's vibrant town centre and Rugby's excellent network of local schools.



“For me there are few homes that come to the market that compare, a stunning townhouse converted from a former schoolhouse is a very rare find indeed!”

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## The Seller's View

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"We bought our home because we loved that it is conveniently located close to our family and the town centre. The Great Central Walk is just on the other side of the road and is great for a nice countryside walk in good weather."

"The thing I've liked most about living here is how quiet and peaceful it generally is. We love the spring/summer time here when you can sit out in the garden and enjoy the peace and quiet, take in the sun and have a drink."

"Some of our fondest memories are from Christmas time. It's always lively here, we love to celebrate with friends and family. When the tree is up and our decorations are all over the house it looks magical!"



"Our favourite room – The Kitchen-Dining-Living Room"



### Directions

Heading East on the M6, at junction 1, take the A426 exit to Rugby/Lutterworth. Take the slip road to A426. At the roundabout, take the 2nd exit onto A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit onto A426. At Kipling Roundabout, take the 1st exit onto Boughton Road. Go through 1 roundabout. Continue onto Butlers Leap. Turn right onto Clifton Road. Go through 2 roundabouts. Turn left onto St Peters Road. Turn left onto Bronte Close. Turn left, 4 Eastlands Mews, Bronte Close, Rugby, CV21 3PW will be on the left.

### Services

Mains gas, mains electricity, mains water and broadband is connected

### Tenure

Freehold

### Local Authority & Tax Band

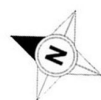
Rugby Borough Council  
Town Hall, Evreux Way, Rugby, CV21 2RR  
[www.rugby.gov.uk](http://www.rugby.gov.uk)  
Tel 01788 533533  
Tax band - C

### Viewing Arrangements

Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
[henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

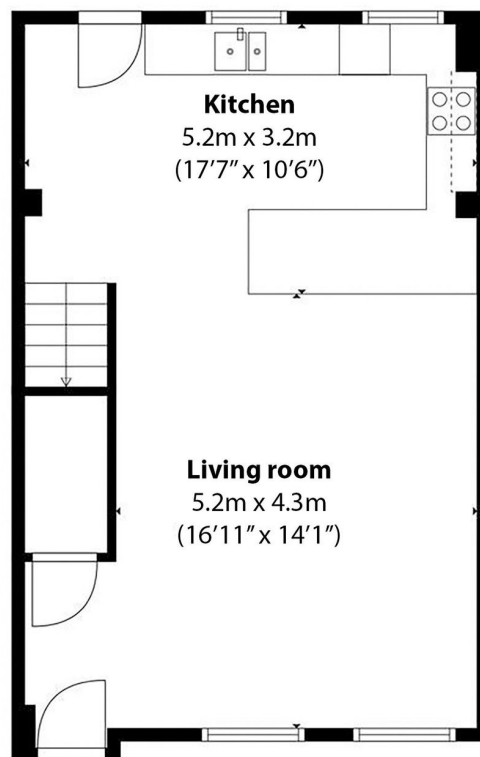
### Amenities/Distances

Town Centre 1.0 miles  
Primary Schools 0.5 miles  
Train Station 0.8 miles  
Motorway links 3.0 miles  
Airport 23.8 miles  
Nearest Towns 12.7 miles  
Bus Station 0.2 miles  
University 12.1 miles  
Hospital 0.9 miles

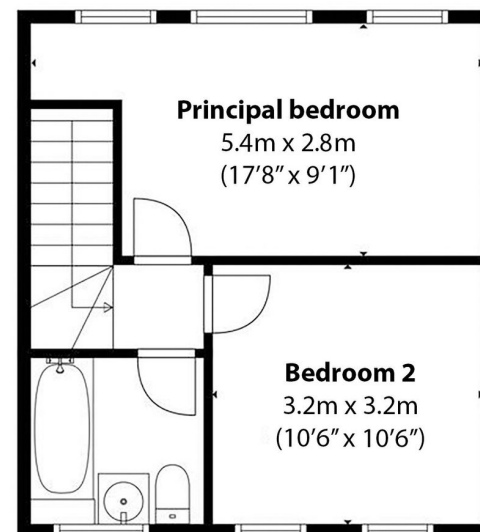


# Eastlands Mews, Rugby, CV21

Total approximate area = 77 sq.m. / 828 sq ft



Ground Floor



First Floor

Not to scale - for identification only



#### AGENTS NOTES

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		Current Potential
		78 91



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# About the **Area**

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## **Rugby**

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



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## **Warwickshire**

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history.





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# Henry James

The **Rugby** Property Expert

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✉ [henry@thepropertyexperts.co.uk](mailto:henry@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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