



15 Moultrie Road, Rugby, Warwickshire







A fine Edwardian **centrally located townhouse** with a garden extending to about 0.36 acre, exceptional in the town centre and close to Lawrence Sheriff and Rugby Schools and intercity train station.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Garden room | Dining room | Breakfast room | Kitchen with pantry
Study/ground floor bedroom | Ground floor bathroom and WC | Double garage

First Floor: Landing | Five bedrooms | Family bathroom | Separate WC

Gardens and grounds: Ample parking and large attractive garden with mature trees and shrubs
Greenhouse, boiler room, garden WC, store and covered bin area attached to the house

In all about 0.36 acre

Distances

Rugby Station 0.8 miles (trains to Birmingham and to London Euston from 48 minutes), Coventry 11 miles, Leamington Spa 15 miles

Warwick 18 miles, Northampton 21 miles, Leicester 22 miles, Birmingham International Airport 24 miles, M6 (J1) 2 miles, M40 to M1 5 miles

(All distances and times are approximate)



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Situation

Moultrie Road is a very pleasant, quiet street in the finest part of Rugby in the Conservation Area. The end of the garden backs on to Lawrence Sheriff School. The property is within walking distance of the town centre, shops, Rugby School and train station. Rugby is exceptionally well placed for access to all parts of the country, with the M1, M6, M69, M40, A5 and A14 all easily accessible. There is an intercity train service to London, and both East Midlands and Birmingham International Airports are within easy reach.

A range of state, grammar and private schools suit most requirements, including Bilton Grange Prep School, Rugby School, Princethorpe Public School, Rugby High and Lawrence Sheriff Grammar School in Rugby. Rugby has a good range of shopping facilities, a leisure centre and a variety of golf courses nearby. Racing is at Warwick, Stratford-upon-Avon and Towcester, and sailing and fishing at Draycote Water.

The property

Dating from the early part of the 20th century, this handsome Edwardian house is a beautiful family house full of character which has been in the same family ownership for many years. The property incorporates beautiful





period elements, including attractive fluted skirting boards and door architraves with rosette embellishments, leaded and stained glass panel to the front door, attractive Edwardian four panel ground floor doors, wide staircase with carved pine bannisters and handrail, picture rails and some painted exposed ceiling timbers and an ornate bay to the front dining room and bedroom three which incorporates two unusual oriel windows. The property will benefit from some updating, remodelling, rewiring and internal decoration, which will be more than justified by the property's quality, location and size. Some buyers may wish to combine the kitchen and breakfast room to create a larger kitchen/breakfast room.



Ground floor bathroom



A reception hall has a large understairs cupboard with a study off with a corner cast iron fireplace and adjoining a ground floor bathroom and WC. These rooms could form a ground-floor bedroom suite if desired. The dining room has a built-in dresser and serving hatch.

The drawing room has an attractive cornice and frieze, a fireplace with a gas fire, carved timber, and a marble surround. There is a wide window and double doors to the garden room with double doors and windows overlooking the garden.



The kitchen has fitted cabinets, a Rangemaster cooker with a five-ring gas hob, a Hotpoint dishwasher and fridge/freezer, a sink and a walk-in pantry. A breakfast room/snug has a fireplace with gas fire and timber surround with marble slips, with cupboards to either side.

To the first floor, off the gallery landing with a walk-in airing cupboard, are five attractive double bedrooms, a family bathroom with a bath and separate shower cubicle, and a separate WC. Two bedrooms have wash basins, and three have built-in wardrobes.

Gardens and grounds

The garden is considerably larger than the surrounding properties, having originally been planned to accommodate two detached houses.

There is good parking to the front of the property and an attached double garage with side windows, and a door to the rear garden.

Attached to the rear of the house with a side pedestrian access are a covered bin store, garden WC, store, boiler house and timber greenhouse with tiled floor.

The enclosed gardens are a natural attraction to the property, well stocked with a wide selection of trees, shrubs, camellia, roses, herbaceous beds and borders, including evergreen trees, cedar and pine. A central rhododendron bed is a focal point for the garden, with a secluded garden area behind, apple trees, holly and herbaceous beds and borders.

Services

All mains services are connected. Gas central heating. Telephone and Broadband.

Note

There are covenants on the property and adjoining properties for mutual benefit and privacy.





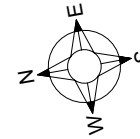
Approximate Gross Internal Floor Area

House: 229 sq m (2,465 sq ft)

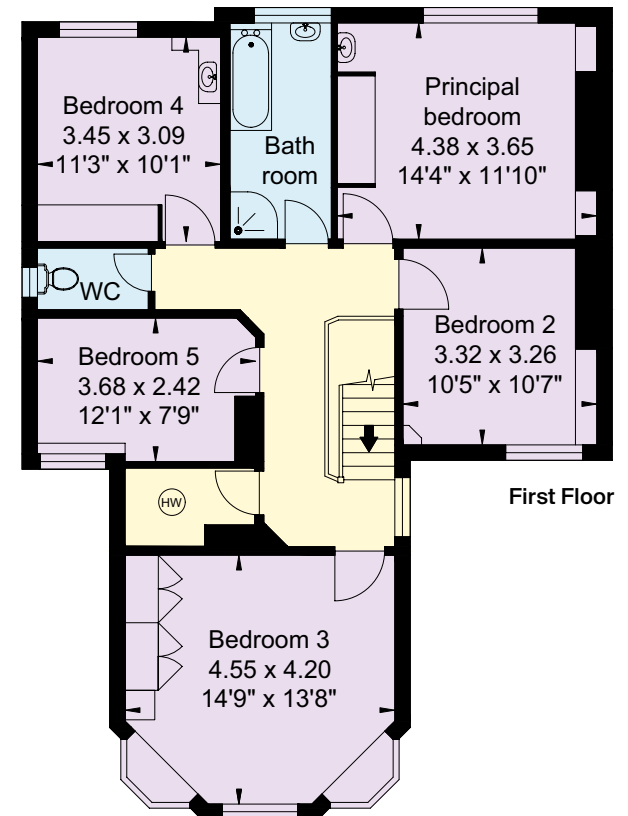
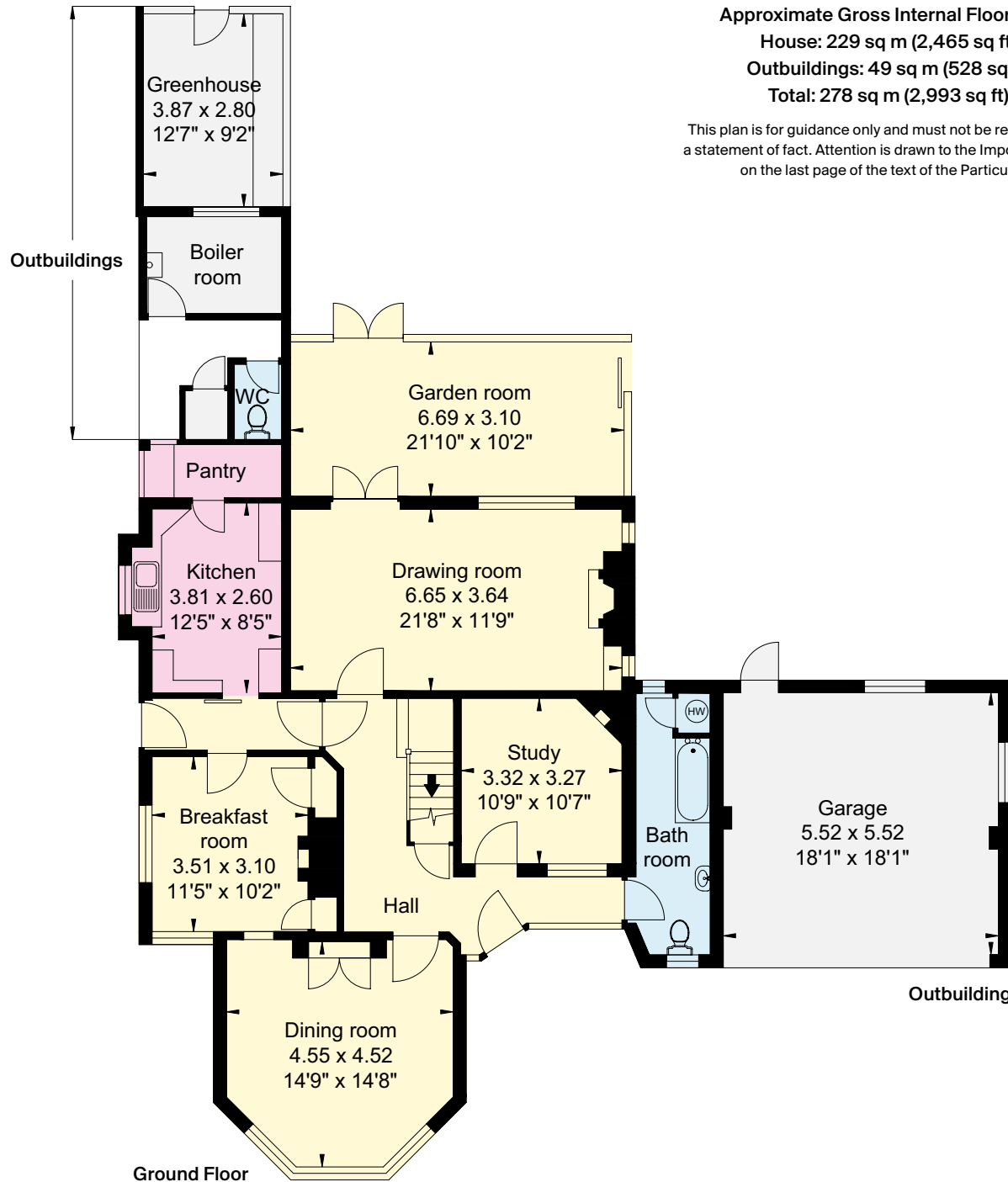
Outbuildings: 49 sq m (528 sq ft)

Total: 278 sq m (2,993 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Directions (CV21 3BD)

From Rugby town centre, take the A428 Hillmorton Road past Rugby School. Turn left into Moultrie Road, and 15 Moultrie Road will be found on the right-hand side.

Viewing

By prior appointment only with the agents.

Property information

Tenure: Freehold
Local Authority: Rugby Borough Council:
01788 533533
Council Tax: Band G
EPC Rating: E



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

**Total area =
0.36 acre approx.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Date: 22 March 2024
Our reference: STR012301164

15 Moultrie Road, Rugby, CV21 3BD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £850,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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We'd love to help you.

Yours faithfully



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