



Connells

Cawston Lane
Dunchurch Rugby



Property Description

A rare opportunity to acquire a spacious five - bedroom detached home set on a substantial plot in the sought after village of Dunchurch. The ground floor of this characterful property comprises, entrance porch, hallway, lounge with fireplace, dining room/snug/office, spacious kitchen diner, utility room and conservatory. the first floor accommodation comprises, landing with access to two boarded lofts, five bedrooms, family bathroom, and ensuite shower room to master bedroom.

The exterior of property enjoys a generous back garden with two summer houses, a playhouse and a garage and parking to the front.

Situated just a short walk from Dunchurch's vibrant village centre, residents benefit from a variety of local amenities including shops, post office, pubs, restaurants and a petrol station. The village also offers a lively social calendar centred around its community hall.

Only three miles from Rugby, the property is well placed for a wider range of retail, leisure, and transport facilities. Families will appreciate excellent schooling options nearby including Dunchurch Junior School and the renowned Bilton Grange Prep School. The world famous Rugby School is also within easy reach.

For Commuters, Rugby railway station provides frequent services to London Euston in under 50 minutes, making this home an ideal base for both village life and city connections.

Porch

Wood effect floor,

Hallway

Stairs to first floor, understairs storage.

Cloakroom

Privacy window to front, w/c & sink

Lounge

17' 11" x 12' max (5.46m x 3.66m max)

Window to side, gas fire, wooden beams, carpeted, fireplace.

Reception Room

11' 5" max x 11' 7" (3.48m max x 3.53m)

To front of property, fire place, carpeted, wooden beams, window to front. This reception could be used as an eight person dining room, snug or office.

Kitchen/Diner

21' 8" x 15' 11" (6.60m x 4.85m)

Wood effect floor, upvc window to rear, wood wall & base units, double oven, space for dishwasher & fridge freezer, door to side and bifold doors to conservatory.

Utility Room

7' 3" off garage x 7' 9" (2.21m off garage x 2.36m)

Worktop space, plumbing for washing machine & tumble dryer.

Conservatory

9' 6" x 11' 8" (2.90m x 3.56m)

Wood effect floor, doors to garden.

Landing

Window to side, loft access.

Bedroom One

11' 6" x 9' 5" + wardrobe (3.51m x 2.87m + wardrobe)

To rear of property, fitted wardrobes, upvc window.

En-Suite

Wood effect flooring, tiled, w/c & sink.

Bedroom Two

15' x 8' (4.57m x 2.44m)

Carpeted, upvc window to rear.

Bedroom Three

8' 4" x 10' 10" (2.54m x 3.30m)

To side of property, privacy window, fitted wardrobes, carpeted.

Bedroom Four

10' 2" x 9' 1" (3.10m x 2.77m)

To front of property

Bathroom

10' 2" x 9' 1" (3.10m x 2.77m)

Grey effect flooring, bath, w/c & sink

Bedroom Five

6' 11" x 8' 6" max (2.11m x 2.59m max)

Window to front, carpeted.

Front Garden

Rear Garden

Patio & lawn area, playhouse, summer house.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: Council Tax
 Awaited Band: E

Tenure: Freehold

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