



EDWARD KNIGHT
ESTATE AGENTS

49 ADKINSON AVENUE, DUNCHURCH, RUGBY, CV22 6RQ

£225,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this well-kept, three-bedroom home in Dunchurch, one of Rugby's most sought-after villages. This spacious property occupies a fantastic plot tucked away in the corner of Adkinson Avenue, boasting off-road parking and a sizeable rear garden which overlooks fields to the rear.

The accommodation includes an entrance porch, hallway, living room, lean to, kitchen dining room, three well-proportioned bedrooms and a family bathroom.

This no chain property would make the ideal first-time home, please contact Edward Knight's Regent Street offices to arrange your appointment.



LOCATION

Dunchurch is a picturesque village and one of Rugby's most sought-after locations. The core of the village has been declared a conservation area due to its many buildings of historical interest, some of the buildings date back to the 15th century with their timber frames and thatched roofs. Interestingly, Dunchurch is also known as 'the gunpowder plot' village - on 5th November 1605 the Gunpowder plot conspirators met at the Old Red Lion Inn, renamed 'Guy Fawkes House', to await the news of the destruction of parliament.

Modern day Dunchurch provides a vibrant community, offering a range of amenities including a post office, pharmacy, hairdressers, art gallery and florists. There is also a doctor's surgery, dentist, library and a variety of restaurants and public houses. The village is situated to the south of Rugby, 2.5 miles from the town centre and only 12 miles from the neighbouring town of Leamington Spa. There is no shortage of local attractions - adjoining village Thurlaston is home to an 18-hole golf course. Also close by is Draycote Water - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching.

Dunchurch is home to Bilton Grange Preparatory School, one of the UK's top boarding and day prep schools in the country, which also has a Montessori Nursery located within the grounds. There are two other schools within the village both with excellent grading; Dunchurch Infant and Nursery School and Dunchurch Boughton C of E Junior School.



The village is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Birmingham, Coventry and Northampton.







ENTRANCE PORCH

7' 5" x 6' 8" (2.26m x 2.03m)

ENTRANCE HALL

LIVING ROOM

20' 4" x 11' 8" (6.2m x 3.56m)

LEAN TO

8' 2" x 9' 3" (2.49m x 2.82m)

KITCHEN DINING ROOM

20' 7" x 11' 1" (6.27m x 3.38m) L shape MAX



FIRST FLOOR

MASTER BEDROOM

11' 8" x 11' 4" (3.56m x 3.45m)

BEDROOM TWO

10' 0" x 14' 0" (3.05m x 4.27m)

BEDROOM THREE

11' 0" x 6' 6" (3.35m x 1.98m)

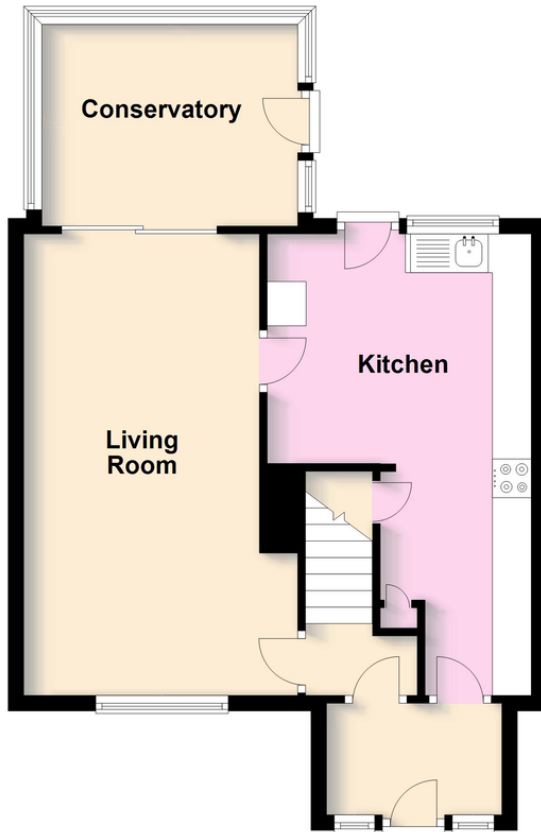
FAMILY BATHROOM

7' 5" x 6' 3" (2.26m x 1.91m)



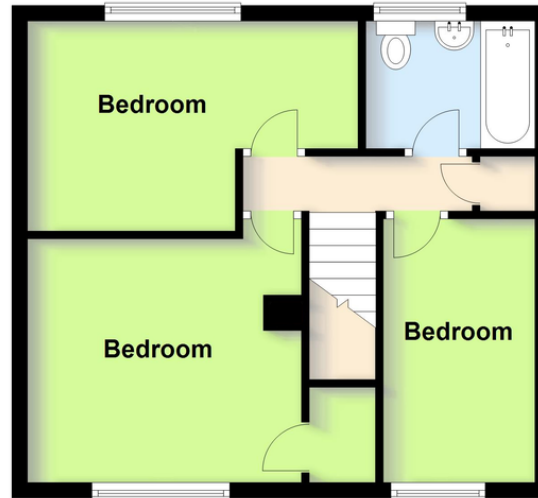
Ground Floor

Approx. 51.3 sq. metres (551.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.7 sq. feet)



Total area: approx. 90.2 sq. metres (970.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		