



EDWARD KNIGHT
ESTATE AGENTS

185 COVENTRY ROAD, THURLASTON, RUGBY, CV23 9JR





SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning four-bedroom, executive new build property which is situated within a small development on the outskirts of Thurlaston, Nursery Gardens. This perfectly constructed detached property occupies an enviable plot with sizeable rear garden, off road parking and open countryside views all within a quiet cul de sac location.

In brief the accommodation comprises of an entrance hall, living room, kitchen/family room, utility room, study/dining room and cloakroom/w.c. To the first floor there are four well-proportioned bedrooms with en suite to the master bedroom and a family bathroom with a four-piece suite. The property further benefits from under floor heating and gas fired central heating. Externally there is turfed rear garden and a driveway providing ample off-road parking leading to a garage.

Viewing is highly recommended to appreciate the high specification and all of the additional extras that have been included.



LOCATION

The property is situated perfectly between two of the area's most sought after villages, Thurlaston and Dunchurch.

Thurlaston is highly sought after as few houses come to the market. A small no-through village which retains a traditional feel with a strong friendly community, the village offers many social activities for those who wish to get involved, including the village fete, walking club, cider club and a supper club.

Neighbouring Dunchurch is just 1 mile away and 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 HALL

17' 4" x 6' 2" (5.28m x 1.88m)

STUDY/DINING ROOM

11' 8" x 12' 2" (3.56m x 3.71m)

LOUNGE

19' 2" x 11' 10" (5.84m x 3.61m)

KITCHEN/FAMILY ROOM

15' 4" x 30' 3" (4.67m x 9.22m)

UTILITY ROOM

6' 7" x 12' 6" (2.01m x 3.81m)

CLOAKROOM/WC

2' 10" x 6' 2" (0.86m x 1.88m)

LANDING

20' 9" x 6' 4" (6.32m x 1.93m)

BEDROOM

17' 8" x 11' 1" (5.38m x 3.38m)

ENSUITE

9' 0" x 5' 2" (2.74m x 1.57m)

BEDROOM

11' 5" x 12' 1" (3.48m x 3.68m)

BEDROOM

12' 0" x 9' 2" (3.66m x 2.79m)

BEDROOM

11' 8" x 9' 0" (3.56m x 2.74m)

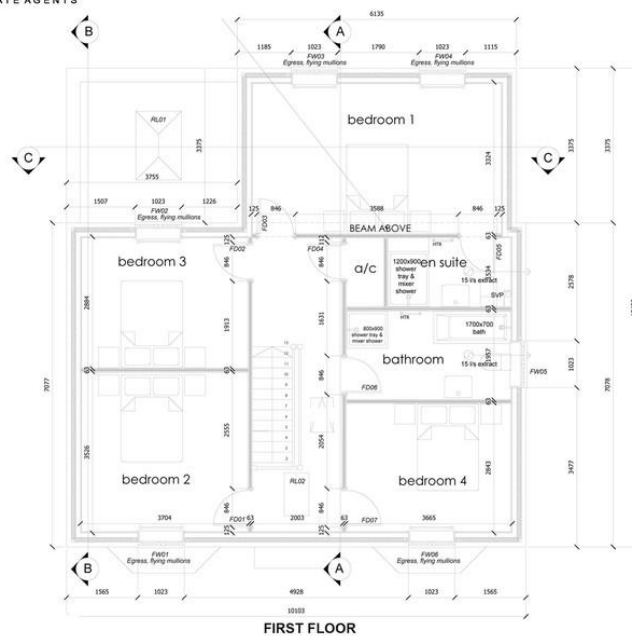
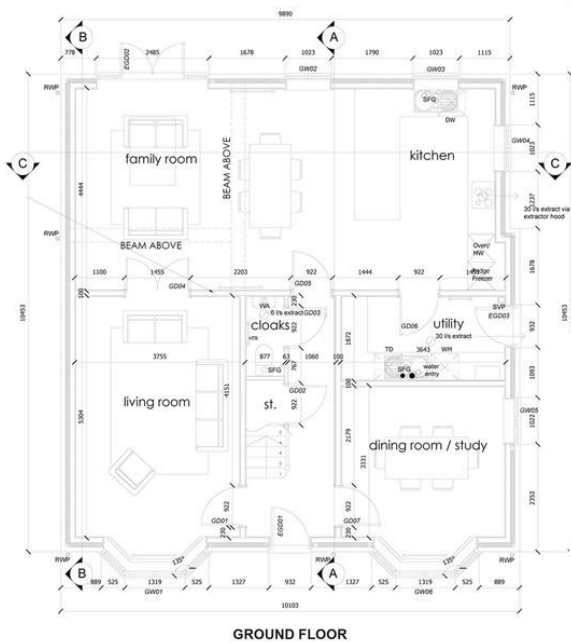
BATHROOM

12' 8" x 6' 6" (3.86m x 1.98m)





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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.