



**EDWARD KNIGHT**  
ESTATE AGENTS

20 ELSEE ROAD, RUGBY, CV21 3BA

£660,000





### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this unique opportunity to purchase one of Elsee Roads largest Edwardian residence's.

The property has a variety of stunning architectural features and maintains a wealth of charm and character throughout. Set over three floors, the versatile accommodation includes three oversized reception rooms with feature cornicing and sash bay windows, an extended kitchen overlooking the private rear garden, five palatial bedrooms with original cast iron fireplaces, two shower rooms, a basement, driveway and detached garage.

### LOCATION

The property is located on Elsee Road, one of the most sought-after locations in Rugby, whilst being within walking distance of the town centre shopping areas, the road itself is quiet and hidden away from both pedestrian and vehicular traffic.

Rugby's town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops. Lawrence Sheriff grammar school for boys and the world renowned Rugby School are both within a two minute walk of the property, while Rugby High School for girls and a good range of state and independent schools are available just a short drive from the town centre.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a ten minute walk to 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 neighboring towns and cities such as Birmingham, Coventry, Leamington Spa and Northampton.



## GROUND FLOOR

The spacious entrance provides a light and airy impression when first entering the property. A staircase with balustrade rises to the first floor, whilst a door at the rear of the staircase provides access to the basement. The first door leads to the living room, which is breathtaking. This spacious room has one of the largest bay windows we have come across in Rugby, there is also original cornicing and a fireplace. The dining room is as similarly spacious as the lounge and even has a bay window facing towards the rear of the property, there is continued cornicing and a feature fireplace. The sitting room is a walk through room with chimney breast and two sash windows towards the side of the property. This room leads to an inner lobby and utility room which has a door to the rear garden. The kitchen has been extended and offers a beautiful view of the garden from the breakfast area.

## ENTRANCE PORCH

## ENTRANCE HALL

## LIVING ROOM

18' 0" x 16' 3" (5.49m x 4.95m)

## DINING ROOM

18' 6" x 15' 3" (5.64m x 4.65m)

## CLOAKROOM

4' 6" x 6' 2" (1.37m x 1.88m)

## SITTING ROOM

11' 1" x 13' 4" (3.38m x 4.06m)

## INNER LOBBY

7' 8" x 3' 4" (2.34m x 1.02m)

## UTILITY ROOM

7' 1" x 8' 1" (2.16m x 2.46m)



## KITCHEN BREAKFAST ROOM

20' 3" x 10' 4" (6.17m x 3.15m)

## BASEMENT

14' 6" x 8' 2" (4.42m x 2.49m)







## FIRST FLOOR

A spacious landing with original features and access to three bedrooms and a wet room. The master bedroom is situated at the front of the property and shares the same amazing bay window as the living room below. This room expands over the entrance hall downstairs making it the largest room in the house and one of the most spacious bedrooms we have ever stepped into, there is also a built-in wardrobe and stunning original cast iron feature fireplace. Bedroom two has a sink, two sash windows to the rear and a beautiful cast iron fireplace. Bedroom three is located to the rear of the property and has three sash windows and yet another stunning fireplace. The wet room has been refitted and is tiled from floor to ceiling, being completely water proof.

## BEDROOM ONE

18' 4" x 22' 4" (5.59m x 6.81m)

## BEDROOM TWO

16' 4" x 15' 3" (4.98m x 4.65m)

## BEDROOM THREE

16' 6" x 10' 10" (5.03m x 3.3m)

## SHOWER ROOM

7' 8" x 6' 2" (2.34m x 1.88m)

## WC

3' 4" x 7' 8" (1.02m x 2.34m)

## SECOND FLOOR

The landing provides loft access and doors to two large double bedrooms. The front bedroom is extremely bright thanks to two large, south facing windows. There's an array of cupboards and book shelves around the room as well as access to a 'Jack and Jill' style shower room. The last of the bedrooms, but by no means the least has a stunning cast iron fireplace and window facing the rear garden which offers open views across Rugby's town centre and cemetery gardens.

## BEDROOM FOUR

20' 11" x 14' 8" (6.38m x 4.47m)

## BEDROOM FIVE

15' 6" x 15' 8" (4.72m x 4.78m)

## SHOWER ROOM

5' 0" x 7' 7" (1.52m x 2.31m)

## OUTSIDE

The fore-garden is retained by a brick wall with iron trellising. There is a pathway leading through a low maintenance Edwardian style garden with shrubbery and potted plants.

Unlike the majority of properties in the area, there is a paved driveway to the side which provides access to a single detached garage, considered a virtue for any house owner in the vicinity.

The rear garden has been maintained to a high standard by the current occupiers. There is a well kept lawned area with deep, mature borders. The rear of the garden has a private seating area all of which is enclosed by an antique brick wall with blue coping stones.

## GARAGE

18' 10" x 8' 10" (5.74m x 2.69m)



Total area: approx. 262.0 sq. metres (2819.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	