



EDWARD KNIGHT
ESTATE AGENTS

3 BROOK VIEW, DUNCHURCH, RUGBY, CV22 6RR

£575,000





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this impressive, four bedroom detached property located within a quiet cul de sac in the historical and highly sought after village of Dunchurch. Residing on an elevated plot, this property benefits from a garage and driveway providing ample off road parking and a private well tended rear garden. This property offers convenient access to local amenities within the village itself, very good transport links and excellent schooling within a stones throw of the property, all in all a lovely family home.

The property offers spacious family accommodation set over two floors, the ground floor comprises of a welcoming entrance hall, bright and airy recently refitted kitchen with integrated appliances, utility room, study room, large living room, conservatory with French doors leading onto the rear garden and a downstairs W.C. To the first floor there are four bedrooms, the master benefiting from an en-suite. Externally, the property has a low maintenance rear garden and patio area ideal for alfresco dining and further raised lawned space.



Viewings for this property are strictly by appointment with Edward Knight's Regent Street office.

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 neighboring towns and cities such as Birmingham, Coventry and Northampton.







ENTRANCE HALL

8' 8" x 16' 1" (2.64m x 4.9m)

KITCHEN

13' 3" x 14' (4.04m x 4.27m)

UTILITY ROOM

9' x 7' 2" (2.74m x 2.18m)

LIVING ROOM

12' 5" x 20' 3" (3.78m x 6.17m)

CONSERVATORY

11' x 12' 9" (3.35m x 3.89m)

STUDY

12' 2" x 10' 8" (3.71m x 3.25m)

W.C

LANDING

11' 5" x 12' 8" (3.48m x 3.86m)

BATHROOM

8' 2" x 10' 2" (2.49m x 3.1m)

BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m)

ENSUITE

10' 2" x 5' (3.1m x 1.52m)

BEDROOM TWO

10' 7" x 12' 6" (3.23m x 3.81m)

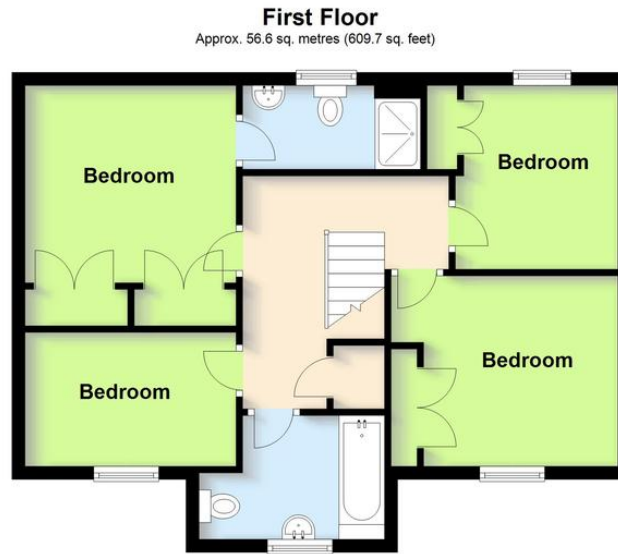
BEDROOM THREE

11' 8" x 7' 9" (3.56m x 2.36m)

BEDROOM FOUR

9' 1" x 10' 7" (2.77m x 3.23m)





Total area: approx. 128.1 sq. metres (1379.2 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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		