



EDWARD KNIGHT
ESTATE AGENTS

WELCOME LODGE, MAIN STREET, THURLASTON, RUGBY, CV23 9JS

£585,000 FREEHOLD





PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this stunning four-bedroom detached home located within in the picturesque, sought after village of Thurlaston. Being situated within the heart of the charming village, this impressive property boasts an idyllic location within a short walk of Draycote Reservoir.

The accommodation briefly comprises of a large, welcoming entrance hall, two reception rooms, sociable open plan kitchen and dining area with bifold doors opening onto the garden, utility room, downstairs W.C and garage. To the second floor, there are four bedrooms, the master benefitting from a walk-in closet, the property further benefits from two large, newly refurbished bathrooms.

Externally, the property has a peaceful, private garden, with raised lawn and patio area, ideal for alfresco dining and entertaining guests. To the front of the property there is a large driveway with ample off-road parking.

This unique home is being offered to the market with no onward chain, viewings are strictly by appointment with Edward Knight Estate Agents Regent Street offices.



LOCATION

Thurlaston is a well-regarded village and 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 offers many day-to-day facilities, including a primary and junior school, a variety of restaurants and public houses, florist, doctors surgery and library.

Within easy reach of major road networks in particular the M45/M1, Thurlaston is close to the market town of Rugby which is approximately 5 miles and has a frequent train service to London which takes just under 50 minutes and wide variety of shopping facilities. Royal Leamington Spa is 8 miles distant, Coventry, 13 miles and Leicester 20 miles.

The village borders Draycote Water for walking, sailing, fishing and bird watching and Whitefields Golf Course is nearby. Good primary and grammar schools (Lawrence Sheriff and Rugby High School) are within the local area, as well as an excellent range of independent schools, including world famous Rugby School, Princethorpe College, Crescent School and Bilton Grange Preparatory School.







ENTRANCE HALL

LIVING ROOM

23' 6" x 17' 1" (7.16m x 5.21m)

SITTING ROOM

15' 1" x 14' 3" (4.6m x 4.34m)

KITCHEN/DINER

25' 9" x 9' 1" (7.85m x 2.77m)

UTILITY ROOM

12' x 4' 7" (3.66m x 1.4m)

W.C



MASTER BEDROOM

15' 3" x 10' 1" (4.65m x 3.07m)

WALK IN WARDROBE

10' 4" x 5' 7" (3.15m x 1.7m)

BEDROOM TWO

14' 4" x 12' (4.37m x 3.66m)

FAMILY BATHROOM

10' 4" x 7' 9" (3.15m x 2.36m)

BEDROOM THREE

18' 8" x 10' 9" (5.69m x 3.28m)

BEDROOM FOUR

14' 7" x 14' 2" (4.44m x 4.32m)

SHOWER ROOM

9' 3" x 5' 7" (2.82m x 1.7m)

GARAGE

15' 6" x 13' 1" (4.72m x 3.99m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		