



EDWARD KNIGHT
ESTATE AGENTS

35 SEDLESCOMBE PARK, RUGBY, WARWICKSHIRE, CV22 6HL

£585,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this rare opportunity to purchase a detached four-bedroom family home situated in one of Rugby's most desirable locations. Set on a generous plot and located perfectly at the end of this picturesque cul de sac, this four-bedroom property should be considered the perfect family home with bundles of potential.

The ground floor accommodation in brief includes two large reception rooms, a study, a sizeable kitchen and utility room as well as a ground floor WC. The first floor includes a dressing room attached to the master bedroom which connects to a four-piece en-suite bathroom. In addition, there is a family shower room/wet room, fitted wardrobes to three of the four bedrooms, double glazing and gas fired central heating.

Externally the property offers a double garage and spacious carport which are both accessed via a sizeable driveway at the front of the property. To the rear, there is a stunning garden surrounded by mature trees and beautiful well-established evergreens which stretches to three sides of the property and offers ample space for extension to the property.



LOCATION

Sedlescombe Park is one of Rugby's most high-profile residential locations being a beautiful tree lined road with various substantial detached properties situated just off Dunchurch Road. This highly sought after location is situated in the central-south part of Rugby, within close proximity to the neighbouring village's of Bilton and Dunchurch and their many local amenities.

The location is particularly favourable for its choice of reputable schools for all ages including; Bawnmore Infant School, Bilton C of E Junior School, Bilton Infant School, Bilton School, Cawston Grange School, Rugby High School for Girls, Lawrence Sherriff School, Harris High School, Rugby Free School and private schools including Rugby School, Bilton Grange and Crescent School.

Overslade is a few minutes walk and has a small row of shops including a hair salon and two small supermarkets. The location of this property provides easy access to major road networks, including the M1, M6, A45, M45 and fast train service direct to London Euston from Rugby Railway Station.







GROUND FLOOR

ENTRANCE HALL

14' 0" x 5' 8" (4.27m x 1.73m)

STUDY

7' 4" x 9' 0" (2.24m x 2.74m)

CLOAKROOM

5' 7" x 2' 11" (1.7m x 0.89m)

LOUNGE

18' 0" x 13' 2" (5.49m x 4.01m)

DINING ROOM

13' 2" x 11' 4" (4.01m x 3.45m)

KITCHEN/BREAKFAST ROOM

16' 8" x 9' 2" (5.08m x 2.79m)

UTILITY ROOM

15' 2" x 7' 4" (4.62m x 2.24m)



FIRST FLOOR

OPEN LANDING

5' 10" x 15' 3" (1.78m x 4.65m)

MASTER BEDROOM

10' 10" x 12' 8" (3.3m x 3.86m)

DRESSING ROOM

6' 10" x 9' 0" (2.08m x 2.74m)

ENSUITE

7' 10" x 11' 3" (2.39m x 3.43m)

BEDROOM TWO

12' 10" x 10' 4" (3.91m x 3.15m)

BEDROOM THREE

10' 6" x 12' 6" (3.2m x 3.81m)

BEDROOM FOUR

12' 6" x 9' 0" (3.81m x 2.74m)

FAMILY SHOWER ROOM/WET ROOM

9' 6" x 7' 6" (2.9m x 2.29m)

OUTSIDE

GARAGE

18' 5" x 15' 4" (5.61m x 4.67m)

CARPORT

17' 8" x 14' 2" (5.38m x 4.32m)



Total area: approx. 185.7 sq. metres (1999.2 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

