



**EDWARD KNIGHT**  
ESTATE AGENTS

RICKY, LONDON ROAD, DUNCHURCH, RUGBY, CV23 9LJ

£550,000







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this exceptional opportunity to acquire a substantial detached bungalow, occupying an impressive plot of approximately one-third of an acre. Situated discreetly set back from the A45, just a short distance from the charming village of Dunchurch, this property offers a rare combination of spacious living, privacy, and convenient access to local amenities and transport links.

This meticulously maintained residence enjoys a commanding position on a generous plot, featuring a sizeable driveway providing ample off-road parking, alongside a double garage. The current owners have undertaken comprehensive renovations, resulting in versatile and well-appointed accommodation that is perfectly suited to modern family living.

The accommodation is thoughtfully laid out and briefly comprises: an extended and welcoming entrance porch leading to a central hallway; a spacious living and dining room ideal for both entertaining and day-to-day family use; a well-equipped kitchen breakfast room; a separate utility room; and a convenient guest WC. A recently constructed orangery offers a stunning additional reception space, flooding the home with natural light and providing direct views and access to the exquisite rear garden.

The property benefits from three well-proportioned bedrooms and a family bathroom. In addition, the loft space above the garage has been converted by the current owners. Although this area has not been certified with building regulations and should be considered a versatile loft room rather than formal living accommodation, it is generously sized and features an ensuite bathroom-offering a variety of potential uses such as a home office, hobby room, or occasional guest suite.

Externally, the standout feature of this property is undoubtedly the substantial and beautifully maintained garden. Spanning a large, predominantly lawned area, the garden is bordered by mature trees, hedgerows, and well-established planting that combine to create a private and tranquil outdoor sanctuary. The sunny aspect ensures an inviting space for outdoor entertaining, gardening, or simply enjoying the peaceful surroundings. The garden also attracts a variety of local wildlife, adding to the sense of natural harmony and seclusion.





This impressive bungalow, with its blend of spacious interiors, versatile accommodation, and a generous, secluded garden plot, represents a truly exceptional opportunity to acquire a family home in a sought-after location near Dunchurch. Early viewing is highly recommended to fully appreciate the scope and potential on offer.

#### LOCATION

Located on the A45 – Minutes from the Historic Village of Dunchurch

Situated along the well-connected A45 corridor, this property enjoys a prime location just moments from the highly sought-after village of Dunchurch—an area renowned for its charm, character, and community appeal. This enviable position offers the perfect balance of rural lifestyle and convenient access to major transport routes and nearby towns.

Dunchurch itself is a picturesque and historic village that has long been considered one of Rugby's most desirable locations. The village centre has been designated a conservation area, home to many architecturally significant buildings, some of which date back to the 15th century, featuring traditional timber frames and thatched roofs. Notably, Dunchurch is famously linked to the Gunpowder Plot of 1605, with conspirators having waited at the former Old Red Lion Inn (now Guy Fawkes House) for news of their plot's success—a fascinating piece of English history right on your doorstep.

Today, Dunchurch offers a vibrant village lifestyle with a wealth of amenities including a post office, pharmacy, art gallery, florist, hair salons, and several charming pubs and restaurants. Essential services such as a doctor's surgery, dentist, and library also contribute to the strong sense of community. Leisure opportunities abound, with nearby Thurlaston Golf Course and the expansive Draycote Water offering sailing, fishing, bird watching, and scenic walking trails.

Families will appreciate the excellent local schooling, with Dunchurch being home to Bilton Grange Preparatory School—one of the UK's most prestigious prep schools—alongside the highly rated Dunchurch Infant and Nursery School and Dunchurch Boughton Church of England Junior School.

The property's position on the A45 offers exceptional



connectivity. Rugby town centre is just 2.5 miles away, and Rugby Railway Station provides direct services to London Euston in under 50 minutes. The nearby motorway network, including the M45, M1, M6, and M40, ensures straightforward travel to key destinations such as Coventry, Birmingham, Northampton, and Leamington Spa.

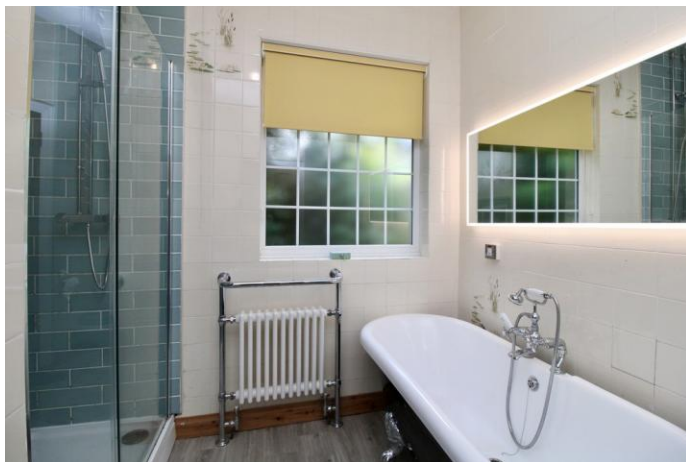
Whether you're seeking countryside charm with excellent transport links, or looking for a well-positioned home near a vibrant and historic village, this property offers the best of both worlds. Dunchurch's heritage, amenities, and community spirit, paired with the strategic location of the A45, make this an exceptional opportunity not to be missed.











#### **ENTRANCE PORCH**

6' 9" x 5' 10" (2.06m x 1.78m)

#### **ENTRANCE HALL**

12' 2" x 7' 10" (3.71m x 2.39m)

#### **LIVING/DINING ROOM**

24' 6" x 15' 10" (7.47m x 4.83m)

#### **KITCHEN/BREAKFAST ROOM**

12' 8" x 9' 4" (3.86m x 2.84m)

#### **UTILITY ROOM**

8' 7" x 10' 1" (2.62m x 3.07m)

#### **SEPARATE WC**

9' 2" x 2' 9" (2.79m x 0.84m)

#### **ORANGERY**

12' 1" x 8' 1" (3.68m x 2.46m)

#### **MASTER BEDROOM**

12' 2" x 12' 3" (3.71m x 3.73m)

#### **BEDROOM TWO**

12' 1" x 8' 11" (3.68m x 2.72m)

#### **BEDROOM THREE**

7' 3" x 8' 7" (2.21m x 2.62m)

#### **FAMILY BATHROOM**

9' 3" x 8' 5" (2.82m x 2.57m)

#### **DOUBLE GARAGE**

18' 3" x 14' 3" (5.56m x 4.34m)

#### **LOFT ROOM WITH EN SUITE**

17' 6" x 14' 6" (5.33m x 4.42m)





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