



EDWARD KNIGHT
ESTATE AGENTS

62 ADKINSON AVENUE, DUNCHURCH, RUGBY, CV22 6RQ

£240,000





PROPERTY SUMMARY

We are delighted to offer for sale this beautifully presented three-bedroom home, ideally located in the highly sought-after village of Dunchurch.

The ground floor features a stylish refitted kitchen with integrated appliances, a separate utility room, and a spacious open-plan living/dining room with a charming feature fireplace and French doors leading out to the rear garden. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Externally, there are front and rear gardens, both mainly laid to lawn, with the rear garden also enjoying a patio area perfect for outdoor dining. This property would make an ideal family home or a perfect first-time purchase.

To arrange a viewing, please contact Edward Knight at our 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.







BEDROOM THREE

7' 2" x 9' 2" (2.18m x 2.79m)

FAMILY BATHROOM

6' 6" x 7' 2" (1.98m x 2.18m)



GROUND FLOOR

KITCHEN

9' 3" x 12' 0" (2.82m x 3.66m)

UTILITY ROOM

7' 6" x 6' 7" (2.29m x 2.01m)

LIVING ROOM

17' 1" x 14' 4" (5.21m x 4.37m)

FIRST FLOOR

MASTER BEDROOM

11' 2" x 12' 4" (3.4m x 3.76m)

BEDROOM TWO

10' 0" x 9' 9" (3.05m x 2.97m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		