



EDWARD KNIGHT
ESTATE AGENTS

THE MAPLES, CAWSTON LANE, DUNCHURCH, RUGBY, CV22 6QF

OFFERS IN EXCESS OF £350,000





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.

STORM PORCH

With Oak Pillars. Courtesy lighting and wheelchair friendly ramp leading to:

ENTRANCE HALL

Enter via composite front door with double glazed windows to both sides, into a spacious hall area with double storage cupboard housing electric consumer unit. Single panel radiator with thermostat control. Honeywell thermostat control panel. Loft access.

LOUNGE/DINER

16' 10" x 13' 11" (5.13m x 4.24m)

uPVC double glazed French doors to rear garden. Double panel radiator with thermostat control. TV aerial point. Telephone point. CAT 5 data point.

KITCHEN/BREAKFAST ROOM

13' x 12' 2" (3.96m x 3.71m)

With a extensive range of base, full height and wall mounted units, the base units are inset with a one and a half bowl Caple black sink unit with drainer and mixer tap over, Neff induction hob with extractor hood over, built in Neff oven and Neff microwave/combination oven, built in fridge/freezer and built in Neff dishwasher, in addition there is a central island with breakfast bar and additional storage units. Karndean flooring. Upvc double glazed window to rear garden. Recessed spotlights. Single panel radiator. door into:

UTILITY ROOM

6' 10" x 5' 11" (2.08m x 1.8m)

Continuation of Karndean flooring. A matching range



of base, full height and wall mounted units, work surface inset with stainless steel sink unit with mixer tap. Cupboard housing wall mounted Ideal Exclusive gas combination boiler. Single panel radiator, Upvc double glazed door to rear garden. Recessed spotlights.

BEDROOM ONE

13' 1" x 13' 2" (3.99m x 4.01m)

Upvc double glazed French doors to rear garden, full height Upvc double glazed panels to either side, TV point, double panel radiator with thermostat control. door to:







ENSUITE

5' 11" x 5' 9" (1.8m x 1.75m)

Fitted with a white suite comprising close coupled WC, pedestal wash hand basin with tiled splash backs and monoblock tap, tiled shower cubicle with thermostatic shower, Karndean flooring, extractor fan, recessed spotlights, chrome heated towel rail.

BEDROOM TWO

13' 11" x 11' 4" (4.24m x 3.45m)

Upvc double glazed window to front aspect with double panel radiator under, TV point.

BEDROOM THREE

13' 5" x 11' 5" (4.09m x 3.48m)

'L' shaped. Upvc double glazed window to front aspect with double panel radiator under, TV point.



BATHROOM

7' 10" x 7' 11" (2.39m x 2.41m)

Fitted with a suite comprising close coupled WC, pedestal wash hand basin with tiled splash back and monoblock tap, panel bath with full height tiling, glass shower screen and thermostatic shower over, built in storage cupboard, chrome heated towel rail, extractor fan, recessed spotlights, Karndean flooring, frosted Upvc double glazed window to front aspect.

FRONT

The front of the property has a block paved driveway providing off road parking for two vehicles, the remainder is laid to gravel providing additional parking for a further two vehicles.

REAR GARDEN

The rear garden has a full width paved patio area set immediately behind the property and accessed via both the lounge, master bedroom and utility. The remainder of the garden is laid to lawn with outside tap, enclosed by timber fencing. The property also has

in total five outside courtesy lights.



