



EDWARD KNIGHT
ESTATE AGENTS

16 CHARLES STREET, RUGBY, CV21 2EW

£495,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present Rockingham House, an impressive and substantial six-bedroom detached Edwardian residence, situated on Charles Street, a quiet and established residential cul-de-sac within walking distance of Rugby town centre. Offering approximately 2,940 sq ft of spacious and versatile accommodation arranged over three floors, this charming family home combines an abundance of original period features, generous open-plan living spaces and a beautifully established rear garden, providing a rare opportunity to acquire a characterful family home in such a convenient central location.

The property retains a wealth of attractive period features, including beautiful parquet flooring, traditional internal doors, decorative ceiling roses, ornate cornicing, feature fireplaces and delightful stained-glass windows, all contributing to the charm and individuality of this wonderful home.

The accommodation is introduced via a welcoming entrance hallway featuring attractive parquet flooring and an elegant staircase rising to the upper floors. Undoubtedly one of the property's most impressive features is the magnificent open-plan living accommodation, comprising two substantial reception areas that flow seamlessly into one another. Both rooms enjoy wonderful proportions, feature fireplaces and an abundance of natural light, while an attractive bay window incorporating French doors provides direct access to the rear garden. This exceptional space is perfectly suited to both everyday family living and entertaining.



The spacious kitchen/dining room forms another important part of the home, offering a sociable

and practical environment with a comprehensive range of fitted units, generous work surfaces, a range-style cooker and ample space for family dining. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces. Further ground-floor accommodation includes a separate utility room, pantry, study, library and cloakroom, providing outstanding flexibility for larger families and those requiring dedicated space to work from home.

The first floor offers four generously proportioned bedrooms, including an impressive principal bedroom with en-suite shower facilities. The remaining bedrooms are served by a family bathroom. The second floor provides two additional bedrooms, both benefiting from useful eaves storage, sink and toilet. The arrangement offers excellent versatility for growing families, visiting guests or those seeking additional recreational space.

Externally, the property enjoys a particularly generous and beautifully established rear garden, predominantly laid to lawn and complemented by mature trees, colourful planting, well-stocked borders and several seating areas. The garden offers a wonderful setting for outdoor entertaining, family activities and relaxation, with an excellent sense of space and privacy that is particularly appealing given the property's central location. A gated entrance provides access to a paved area and the main garden beyond.

Charles Street is a quiet residential cul-de-sac



conveniently positioned close to the heart of Rugby, offering an appealing combination of peaceful residential surroundings and excellent access to local amenities. Rugby town centre is within walking distance and provides an extensive selection of independent shops, restaurants, cafés and leisure facilities. Rugby railway station is also conveniently accessible, offering direct services to London Euston and Birmingham, while excellent local schooling and major road networks, including the M1, M6 and M45, are within easy reach.







A truly distinctive and substantial Victorian family home, offering approximately 2,940 sq ft of accommodation, six bedrooms, exceptional open-plan living space, beautiful period character and a generous established garden. Properties of this size and individuality, particularly in such a convenient yet peaceful town-centre setting, are rarely available, and early viewing is strongly recommended.

LOCATION

Rugby is a thriving Warwickshire market town offering an excellent range of shopping, dining, leisure and educational facilities. The town centre boasts a variety of independent shops, cafés, restaurants and high street retailers, together with attractive parks and recreational spaces. Rugby is particularly well regarded for its excellent schooling, including the prestigious Rugby School and a selection of highly regarded primary and secondary schools. For commuters, Rugby railway station provides regular direct services to London Euston in approximately 50 minutes, as well as Birmingham and Coventry. The town also benefits from excellent road connections, with the M1, M6 and M45 motorways easily accessible, making Rugby an ideal location for families and commuters alike.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

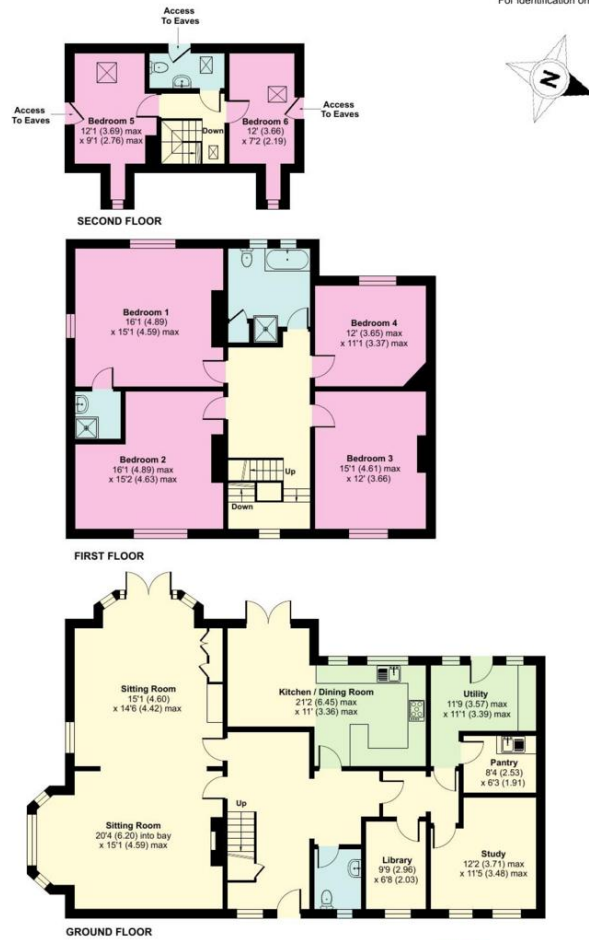
These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward Knight and no warranty can be given regarding their condition or functionality.



Charles Street, Rugby, CV21

Approximate Area = 2940 sq ft / 273.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Edward Knight. REF: 1528353



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