



15 Waring Way

Dunchurch, Rugby, Warwickshire, CV22 6PH

Guide Price £695,000

This beautifully UPDATED and REDECORATED detached home is set in the highly sought-after village of DUNCHURCH. Offering SPACIOUS and VERSATILE accommodation, it features a REFITTED KITCHEN and BATHROOMS, FOUR BEDROOMS, and a GENEROUS MASTER SUITE. Outside boasts a LARGE DRIVEWAY, DOUBLE GARAGE, EV CHARGER, and a LANDSCAPED GARDEN with a VERSATILE GARDEN ROOM. Ideally located for LOCAL AMENITIES, WELL-REGARDED SCHOOLS, and EXCELLENT TRANSPORT LINKS, this property is truly READY TO MOVE INTO.



Property Features

- Detached Family Home
- Four Bedrooms
- Entrance Hallway & Guest WC
- Dual Aspect Lounge
- Refitted Modern Kitchen & Dining
- Refitted Family Bathroom
- En-Suite & Dressing Room to Master

Full Description

This impressive detached home occupies a prime position in the heart of the historic and ever-popular village of Dunchurch. Set on a generous plot, the property boasts a large, gated block-paved driveway and an integral double garage, offering ample off-road parking to the front, while to the rear lies a beautifully landscaped private garden featuring a lawn, patio, and a substantial timber garden room-ideal as a home office, gym, or playroom.

The property has been thoughtfully updated since it was last on the market, including newly refitted bathrooms and full redecoration throughout, creating a stylish, move-in-ready home. The spacious and versatile accommodation is arranged over two floors and includes a welcoming entrance hall with open staircase, guest WC, dedicated home office, utility room, and a generous dual-aspect lounge. The

contemporary kitchen/dining room is a standout feature, refitted with sleek modern units, quartz worktops, under-counter lighting, integrated appliances, and a central island-perfect for family life and entertaining.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and a modern family bathroom. The principal suite is particularly impressive, benefitting from a walk-in dressing room and a refitted en-suite.

Additional features include gas central heating, double glazing, and the versatile garden room with power and lighting, offering excellent flexibility for modern living.

Dunchurch itself is a thriving village offering a superb range of amenities including a post office, doctors and dental surgeries, pharmacy, cafes, restaurants, pubs, and takeaways. The area is well-served by highly regarded schools and benefits from excellent transport links, with easy access to the M1, M6, and M45 motorway networks, regular local bus services, and Rugby train station just ten minutes away, offering direct services to London Euston in under an hour.

Room Dimensions:

- Lounge L:6.88m W:4.17m
- Kitchen/Dining Room L:3.57m W:9.25m
- Office L:1.86m W:2.09m
- Utility L:2.46m W:2.27m
- Garage L:5.16m W:5.26m
- Bedroom One L:4.52m W:3.60m
- Dressing Room L:4.01m W:2.53m







Dimension Approximate For Display Purposes Only Plan Created By The Energy Assessment Company TheEnergyAssessmentCompany@gmail.comwww.facebook.comTheEnergyAssessmentCompany Plan produced using PlanUp.

Waring Way, Rugby



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements