



7 Sedlescombe Park
Rugby | Warwickshire | CV22 6HL

7 SEDLESCOMBE PARK



A substantial four-bedroom detached family home, with over 2,700ft² of accommodation, occupying a private position within one of Rugby's most established residential addresses, offering generous and versatile accommodation, mature gardens in a 0.23 acre plot and exciting potential for its next chapter.



KEY FEATURES

Accommodation Summary

Tucked away within the quiet cul-de-sac setting of Sedlescombe Park, this individual detached home has been in the same ownership for approximately 30 years – perhaps the best testament to both the house and its location.

Offering approximately 2,736 sq ft in total, including the integral double garage, the property provides particularly generous accommodation with four bedrooms, three bathrooms and four reception rooms. The proportions throughout are excellent, with a large living room, separate sitting and family rooms, formal dining room and a kitchen with adjoining utility.

The house has clearly been a much-loved family home and is now ready for modernisation, presenting an increasingly rare opportunity for a new owner to update and personalise the accommodation to their own taste. Importantly, the fundamentals are already here: space, privacy, a generous plot, mature gardens, ample parking and a highly regarded address.

Ground Floor

The entrance porch opens into a particularly spacious reception hall, immediately giving a sense of the scale of the house. A staircase rises to the first floor, with a cloakroom conveniently positioned off the hall and access to the principal ground-floor rooms.

The living room is an impressive space extending to over 23 feet in length, with a broad window overlooking the gardens providing excellent natural light. A brick fireplace creates a central focal point, while the generous dimensions provide plenty of scope for both seating and entertaining areas.

There are three further reception rooms, giving the ground floor considerable flexibility. The formal dining room is positioned to the front of the house, while the family room provides an excellent everyday living space. A further sitting room overlooks the gardens and could equally work as a playroom, home office or more informal reception room depending on the needs of the next owner.

The kitchen is a good size with plenty of fitted storage and room for informal dining. An adjoining utility room provides additional practical space, while a separate ground-floor shower room adds further flexibility.

Together, these rooms offer a strong existing layout but also present plenty of opportunity for someone looking to rethink the ground floor and create a more contemporary arrangement, subject to any necessary consents.

















First floor

The first floor continues the sense of space, with four genuinely generous bedrooms arranged around a central landing.

The principal bedroom is a particularly impressive suite, with excellent proportions and its own walk-in dressing room leading through to a private bathroom.

Three further bedrooms are all comfortable doubles, making this a house that works particularly well for a growing family without compromise on bedroom sizes.

A further family bathroom serves the remaining bedrooms, while useful eaves storage provides additional practicality.

The property also benefits from two particularly generous loft spaces, offering excellent potential for further accommodation, subject to any necessary consents.















Gardens & Grounds

The outside space is another significant part of the appeal.

Set back behind a generous gravelled driveway, the house enjoys ample off-road parking together with access to the substantial integral double garage.

To the rear, the mature garden provides an established and private setting, predominantly laid to lawn and enclosed by an abundance of trees, shrubs and established planting. The garden feels wonderfully secluded, with plenty of space for children, entertaining and outdoor living.

The mature surroundings and established nature of the plot are difficult to replicate in newer developments and provide an excellent backdrop for anyone looking to update the house and gardens together.

The Opportunity

After approximately three decades in the same ownership, Number 7 offers the chance to take an already substantial home in a sought-after setting and make it entirely your own.

The interior would benefit from updating, but that is very much part of the opportunity. Rather than paying a premium for somebody else's choices, the next owner has the scope to introduce their own kitchen, bathrooms, finishes and potentially reconsider elements of the layout to suit contemporary family life.

With approximately 2,700 sq ft in total, four reception rooms, four double bedrooms, three bathrooms, a large double garage and private gardens, there is already an excellent amount of space to work with.

Above all, while interiors can be changed, the quiet cul-de-sac position and established surroundings of Sedlescombe Park cannot.





LOCATION

Sedlescombe Park, Rugby

Sedlescombe Park is an established, tree-lined residential address situated just off Dunchurch Road on the southern side of Rugby. Characterised by substantial individual detached homes and mature plots, its peaceful setting is particularly appealing while remaining extremely convenient for the town and surrounding villages of Bilton and Dunchurch.

Everyday amenities are readily accessible in Bilton and the surrounding area, while Rugby town centre provides a much broader range of shops, restaurants, leisure facilities and services.

Families are particularly well served for education, with a wide choice of schools in Rugby and the surrounding area, including Bilton C of E Junior School and Bilton School, alongside Rugby High School, Lawrence Sheriff School and independent schooling including Rugby School and Bilton Grange.

For commuters, Rugby railway station is approximately 1.6 miles from Sedlescombe Park, while the area's road connections provide convenient access to the M1, M6, M45 and A45.

It is this combination of an established residential setting, mature surroundings, accessibility and proximity to excellent schooling that has made Sedlescombe Park such an enduringly desirable place to live.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and Some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Double garage and driveway parking for 4+ cars.

Special Notes – The property is subject to restrictive covenants, rights, and easements. Please contact the agent for more information.

Total Internal Floor Area – 2,736 sq. ft.

Directions – Postcode CV22 6HL

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

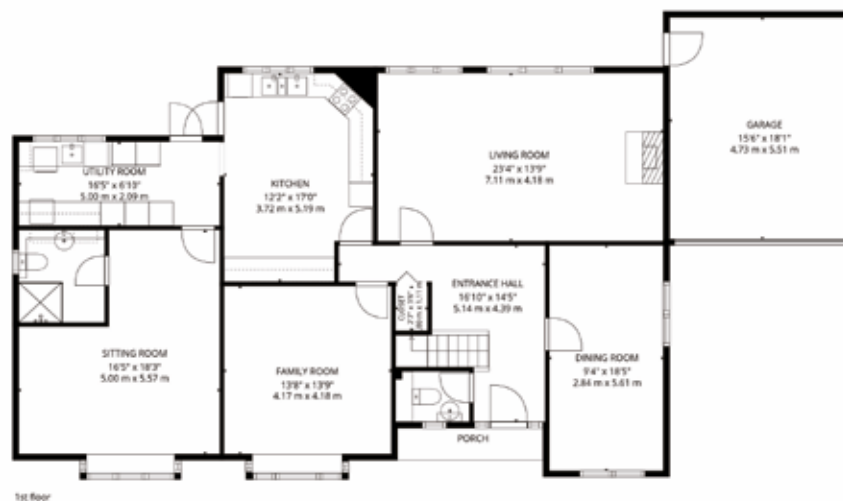
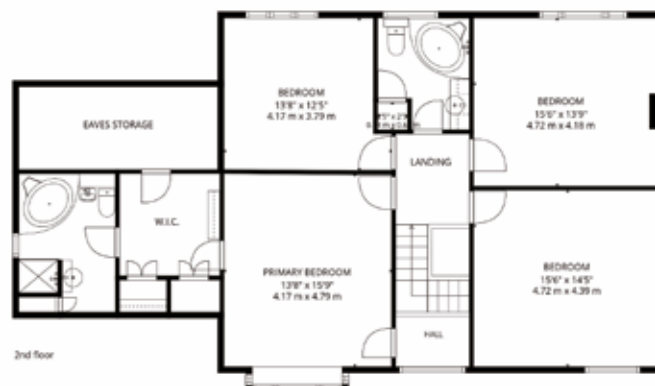
Website

For more information visit <https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours:

Monday to Friday	9.00 am–5.30 pm
Saturday	9.00 am–4.30 pm
Sunday	By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	73 C
39-54	E		
21-38	F		
1-20	G		



TOTAL: 2736 sq. ft, 254 m2

1st floor: 1541 sq. ft, 143 m2, 2nd floor: 1195 sq. ft, 111 m2

EXCLUDED AREAS: GARAGE: 280 sq. ft, 26 m2, PORCH: 31 sq. ft, 3 m2, EAVES STORAGE: 109 sq. ft, 10 m2,
" " : 22 sq. ft, 3 m2, LOW CEILING: 7 sq. ft, 1 m2, WALLS: 207 sq. ft, 20 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed

FINE & COUNTRY



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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