



23 Mill Farm Close, Rugby, Warwickshire, CV22 6QL

HOWKINS &
HARRISON

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Rugby, Warwickshire,
CV22 6QL

Guide Price: £375,000

Located in the highly sought-after area of Dunchurch, within close proximity to its village amenities, this deceptively spacious five-bedroom detached property on Mill Farm Close comprises of two reception rooms, five well proportioned bedrooms and two bathrooms. Further benefiting from a good-sized garden, an integral garage and driveway parking offering ample space for vehicles.

Features

- Sought after location
- Close to Dunchurch village and its local amenities
- Five bedrooms
- Jack and Jill bathroom to the master and bedroom five
- Modern bathroom
- Two reception rooms
- Integral garage
- Driveway parking
- Good size garden



Location

The property benefits from being within close proximity of Dunchurch village centre and its amenities including shops, post office, doctors' surgery, pubs, restaurants, a petrol station, and good bus routes. The village has a very active social scene, based around the village hall. Rugby is only three miles away and offers a wider range of retail and leisure facilities. Junior schooling is available at the well reputed Dunchurch Junior School, and the Montessori nursery school and independent prep school, Bilton Grange, are close by. Rugby and the surrounding area provides plenty of options for senior schooling, both state funded and private, including the world renowned Rugby School just a few minutes away. There is a frequent rail service to London Euston from Rugby station which takes just under 50 minutes.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

The property opens into an entrance porch, which in turn leads through to the hallway, with stairs rising to the first floor and a door leading through to the sitting room. This light and airy room has a bay window to the front and window to the rear, overlooking the garden. There are exposed ceiling beams, a feature gas fire with wooden surround, which provides a welcoming focal point to the room, and wood effect flooring which continues throughout the rest of the ground floor. The dining room has French doors leading to the garden and a second staircase which provides access to bedroom five and the Jack and Jill bathroom, fitted with a corner shower enclosure, a wash basin basin, chrome heated towel rail and WC. The kitchen is fitted light a range of light beech effect units,

incorporating numerous cupboards and drawers and includes a seated breakfast bar area. There is space and plumbing for white goods, with fitted appliances to include an electric oven and induction hob with extractor hood above. A window enjoys views over the garden and a glazed UPVC door provides access to the outside.

First Floor

From the main staircase there is access to four of the bedrooms and the family bathroom. Bedrooms three and four overlook the garden, with bedroom three benefitting from a built-in storage cupboard. Bedroom two, which also has a built-in cupboard, and the master bedroom are situated to the front aspect. The master

bedroom features built-in wardrobes and shares a Jack and Jill shower room with bedroom five.

Outside

To the front of the property, a block paved driveway provides parking for numerous vehicles in front of the integral garage. To one side is a planted border with mature herbaceous shrubs and trees, including an attractive Silver Birch. Side gated access leads to the rear garden which is of a good size and is mainly laid to lawn with mature planted borders and a paved patio area, which provides an ideal space for outdoor dining and entertaining.

Viewing

Strictly by prior appointment via the selling agents Howkins and Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

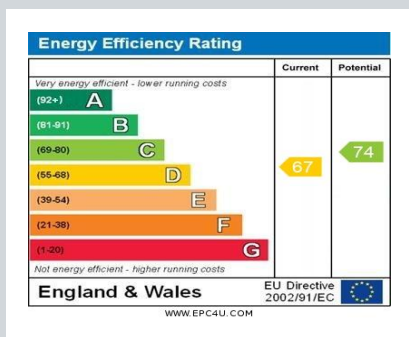
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



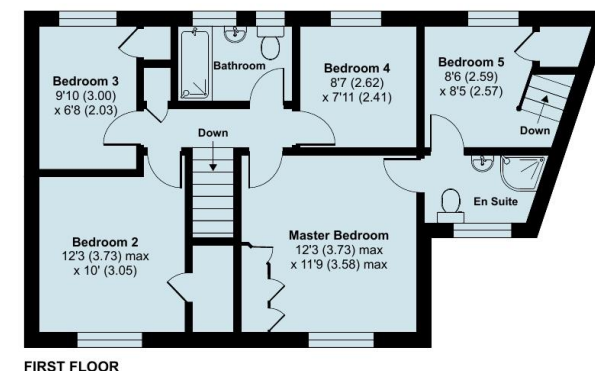
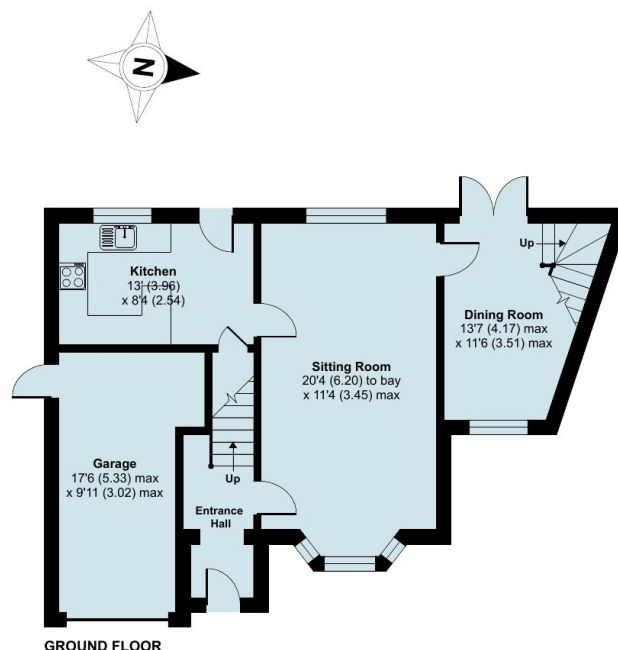
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Approximate Area = 1260 sq ft / 117 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1413 sq ft / 131.2 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1380509

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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