



# 11 The Arbours

RUGBY, CV22 5AY

**Henry James**  
The **Rugby** Property Expert

 **The  
Property  
Experts**



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**Have you ever dreamed of life in a spacious modern townhouse with great commuter links, easy access to local shops, schools and to the Great Central Walk? This dream can be your new reality with this stylish townhouse!**

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**Property at a glance**

- Stylish Freehold Townhouse
- Four Generous Double Bedrooms
- Spacious Living Room
- Open Plan Kitchen-Diner
- Office Space Or Fifth Bedroom
- Spacious Driveway And Single Garage
- Neighbours The Great Central Walk
- Excellent Commuter Transport Links
- High Street Shopping Within Walking Distance
- Local Schools Within Walking Distance





It's a pleasure to introduce you to this beautifully presented townhouse! This spacious townhouse offers four bedrooms, four bathrooms of which two are en-suits, potential for a fifth bedroom or a home office space and an integrated single garage. There is space for a total of four cars on the spacious driveway with room for a fifth in the single garage.

This stunning townhouse is ideally located in a quiet town centre location! With Rugby train station, high street shopping in Rugby town centre and the picturesque Great Central Walk all within walking distance, this stunning, modern house truly offers something for everyone!

Rugby's bustling town centre offers high street and independent retail outlets and a variety of bistro's, restaurants and coffee shops.

Eastlands Primary School, Lawrence Sheriff Grammar School and the world-renowned Rugby School are all within walking distance of the property. Additionally, a good range of state and independent schools are available in the area.

Rugby is conveniently situated in close proximity to major rail and road links. The property is just a short walk to Rugby Railway Station with its mainline train route to London Euston in one direction and Birmingham New Street in the other. The M1, M6 and M45 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities such as Leamington Spa, Coventry, and Northampton.



“For me there are few properties that come to the market that compare to this property, with a first impression that is hard to be beaten”

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## The Seller's View

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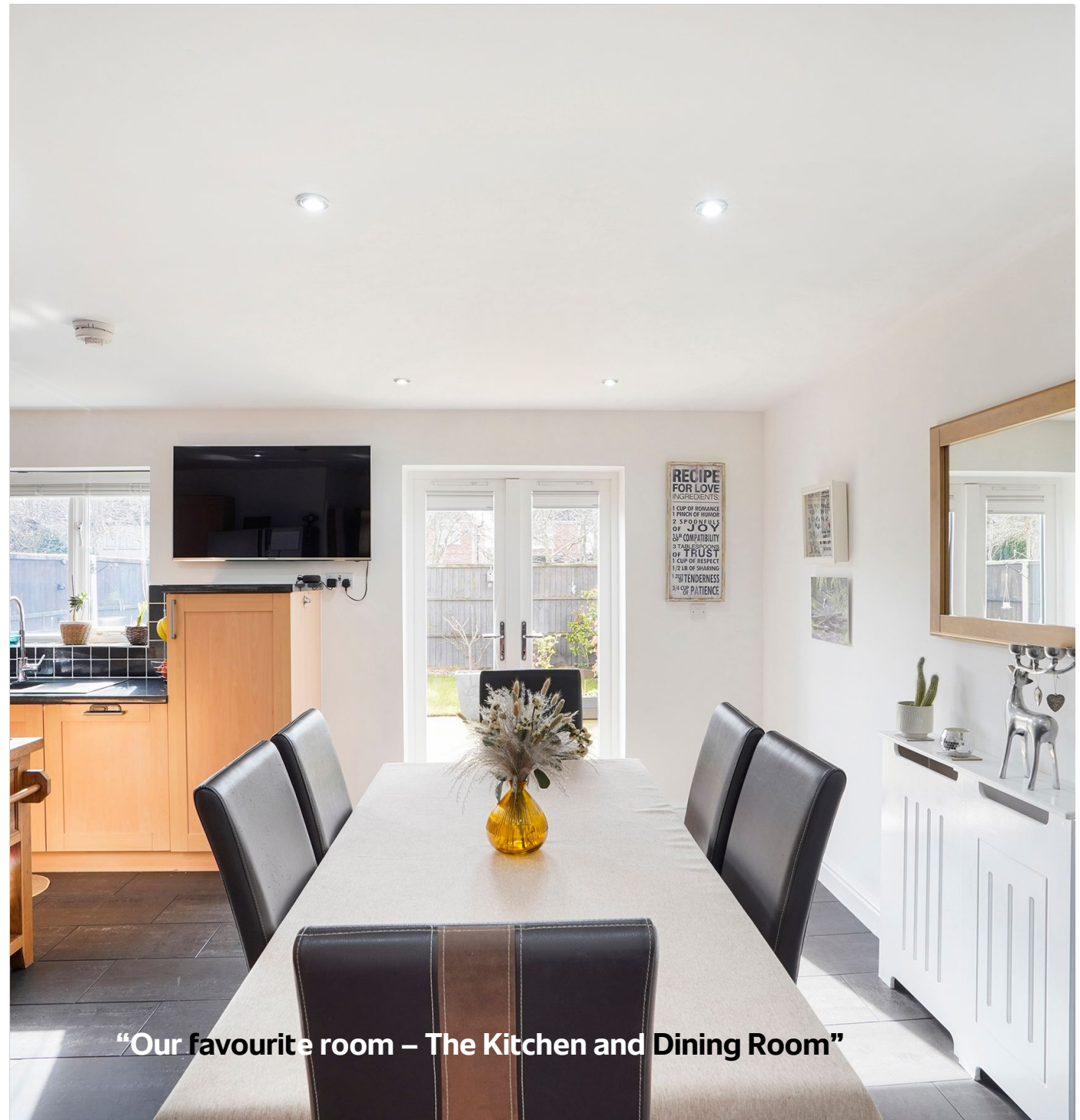
"This has been our family home for the last 12 years, we have a large family and watching the children grow up here has been the most amazing experience."

"Christmas Time the house really comes in to its own. Our kitchen is a brilliant social space and has always been the heart of the home for us."

"It's a home that's given us space to make memories, host parties and still have room for everyone to enjoy their own personal space. The Arbours itself is such a friendly and safe place to live."

"We were drawn to the location - close to the school for the children, near the leisure centre, lovely walks, and within easy walking distance of the town centre and train station for shopping trips. It offered everything we needed as a young family and has continued to be the perfect place to call home."

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**"Our favourite room – The Kitchen and Dining Room"**

### Directions

From M6 head towards A426. At the roundabout, take the 2nd exit and stay on A426. At the roundabout, take the 2nd exit onto Leicester Road. At Kipling Roundabout, take the 1st exit onto Boughton Road. Turn right onto Mill Road. Continue onto Murray Road. At the roundabout, take the 3rd exit onto Whitehall Road. At the roundabout, turn left onto Hillmorton Road. 11 The Arbours, Rugby, CV22 5AY Destination will be on the right.

### Services

Mains gas, mains electricity, mains water and broadband are connected

### Tenure

Freehold

### Local Authority & Tax Band

Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR  
www.rugby.gov.uk  
Tel 01788 533533  
Tax band - C

### Viewing Arrangements

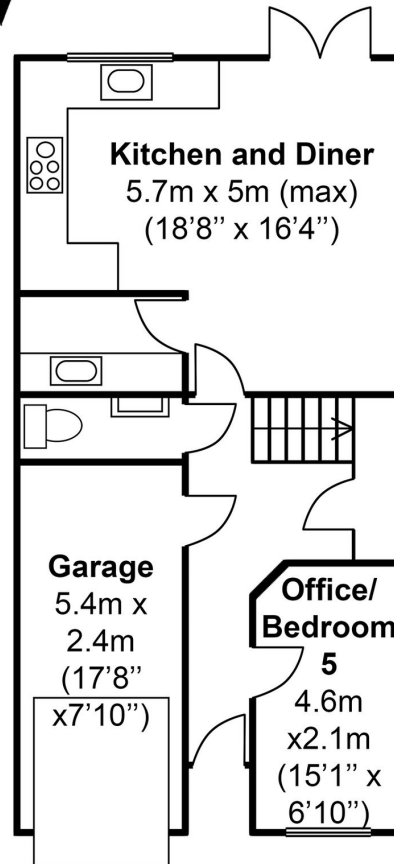
Viewing strictly by appointment with sole agent  
Henry James  
07960 882807  
henry@thepropertyexperts.co.uk

### Amenties/Distances

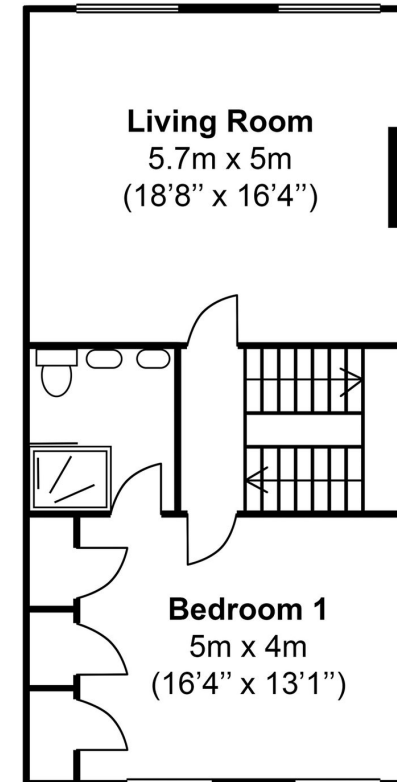
Town Centre 0.8 miles  
Primary Schools 0.6 miles  
Train Station 1.0 miles  
Motorway Links 3.8 miles  
Airport 27.7 miles  
Nearest City 14.4 miles  
Bus Stop 0.04 miles  
University 14 miles  
Hospital 13.5 miles

# The Arbours, Rugby, CV22

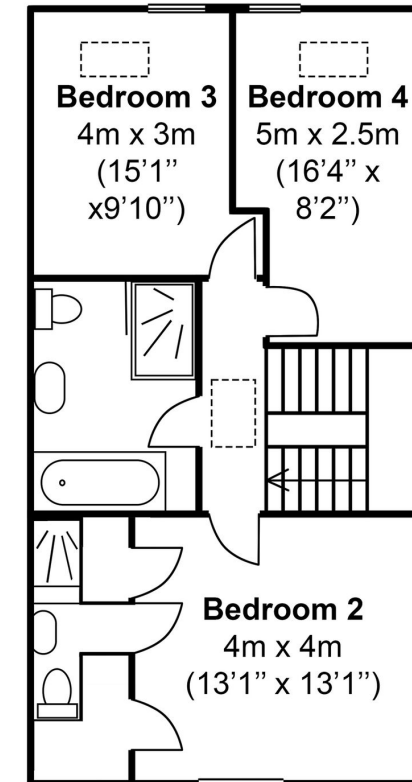
Total Approximate Area - 184 sq.m./ 1980 sq.ft.



Ground Floor



First Floor

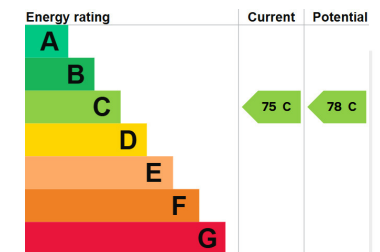


Second Floor



### 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. For a free valuation, contact the numbers listed on the brochure.



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# About the Area

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## Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton.



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## Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



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# Henry James

The **Rugby** Property Expert

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”*

**Sam Kealy**

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