



EDWARD KNIGHT
ESTATE AGENTS

HOMELEIGH, 50 RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6PP

£850,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this substantial and highly individual five-bedroom period home built circa 1850, occupying an attractive position on the outskirts of the sought-after village of Dunchurch. Rich in character and offering an exceptional amount of versatile accommodation, the property extends to approximately 2,228 sq ft internally, with the addition of an impressive garage/barn/workshop of approximately 548 sq ft, creating a total footprint of around 2,776 sq ft.

The property immediately stands out for its attractive period appearance, with traditional red brick elevations, character windows and mature climbing plants and cottage garden creating a particularly charming first impression. Internally, the house continues to display considerable character, with exposed beams, timber doors, feature brickwork and a particularly attractive stained-glass window to the first-floor landing.

The ground floor provides an excellent range of living spaces. The generous L-shaped living room measures approximately 19' x 13'3" and features exposed ceiling beams and a substantial brick fireplace with log-burning stove, creating an inviting focal point to the room. A separate dining room provides further formal entertaining space, while an additional study offers an ideal home-working environment.

At the heart of the home is a characterful kitchen with an extensive range of cabinetry, exposed timbers and ample space for informal dining. This is complemented by a useful pantry and separate utility room.



One of the property's most appealing features is the garden room, a wonderfully light space with multiple roof windows and extensive glazing with patio doors overlooking the garden. This connects beautifully with the principal living accommodation and provides an excellent space for relaxing and entertaining throughout the year.

A substantial ground-floor annexe-style section provides further versatility and currently incorporates a large home gym/living area, fifth bedroom and wet room. With its own generous proportions and access towards the garden, this area lends itself particularly well to multi-generational living, accommodation for an older child or relative, guest facilities, Air b and b, or an impressive work-from-home arrangement.

To the first floor are four further bedrooms, including a generous principal en-suite bedroom, and a further family bathroom. The spacious landing and attractive stained-glass window add further character to this part of the house.

Externally, the property enjoys a particularly generous, mature rear garden, predominantly laid to lawn and surrounded by an impressive variety of established trees, shrubs and planting. The scale and maturity of the garden provide an attractive leafy setting and a high degree of privacy, with patio areas immediately adjoining the house providing space for outdoor seating and entertaining.

Another major feature is the attached garage,



barn and workshop, measuring approximately 34'2" x 16'. Extending to around 548 sq ft, this substantial space offers excellent garaging, storage, utility and workshop facilities and could appeal enormously to purchasers with classic cars, hobbies, a home business or simply a requirement for significant additional space.

A genuinely individual family home, offering five bedrooms, extensive and flexible living accommodation, a superb mature garden and an exceptional garage/barn/workshop - a







property that needs to be viewed to fully appreciate its scale, character and versatility.

LOCATION

The property is conveniently situated on Rugby Road, on the outskirts of the highly sought-after village of Dunchurch. The location offers an excellent balance between village living and convenient access to everyday amenities, with a Sainsbury's supermarket close by and the centre of Dunchurch also within easy reach.

Dunchurch offers a good selection of local amenities including shops, pubs, restaurants, cafés and schooling, while Rugby town centre is approximately three miles away and provides a much wider range of shopping and leisure facilities. Rugby railway station offers regular mainline services to London Euston and Birmingham New Street.

The property is also particularly well placed for commuters, with convenient access to the A45, M45, M1 and M6. Nearby Draycote Water and the surrounding Warwickshire countryside provide excellent opportunities for walking, cycling and outdoor recreation.

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.

Rugby Road, Dunchurch, Rugby, CV22

Approximate Area = 2228 sq ft / 206.9 sq m
Garage / Barn / Workshop = 548 sq ft / 50.9 sq m
Total = 2776 sq ft / 257.8 sq m
For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Edward Knight. REF: 1520856



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