



EDWARD KNIGHT
ESTATE AGENTS

THE CROFT, 67 RUGBY ROAD, DUNCHURCH, RUGBY, CV22 6PQ

£650,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale one half of this unique Victorian gentleman's residence situated in Rugby's most desirable village, Dunchurch.

Unusual for its period, this property has a variety of stunning architectural features such as stone mullion windows, exposed external timbers and even a Turret.

The accommodation is full of character and includes three spacious reception rooms, and a large handmade fitted kitchen/family area. The first floor offers four double bedrooms and three bathrooms (two en-suite).

The outside of the property boasts a good size driveway with parking and turning space, landscaped south facing gardens with a variety of trees and shrubbery, a paved patio area and quiet courtyard garden.

LOCATION

Dunchurch is a picturesque village and one of Rugby's most sought-after locations. The core of the village has been declared a conservation area due to its many buildings of historical interest, some of the buildings date back to the 15th century with their timber frames and thatched roofs. Interestingly, Dunchurch is also known as 'the gunpowder plot' village - on 5th November 1605 the Gunpowder plot conspirators met at the Old Red Lion Inn, renamed 'Guy Fawkes House', to await the news of the destruction of parliament.

Modern day Dunchurch provides a vibrant community, offering a range of amenities including a post office, pharmacy, hairdressers, art gallery and florists. There is also a doctor's surgery, dentist, library and a variety of restaurants and public houses. The village is situated to the south of Rugby, 2.5 miles from the town centre and only 12 miles from the neighbouring town of Leamington Spa. There is no shortage of local attractions - adjoining



village Thurlaston is home to an 18-hole golf course. Also close by is Draycote Water - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching.

Dunchurch is home to Bilton Grange Preparatory School, one of the UK's top boarding and day prep schools in the country, which also has a Montessori Nursery located within the grounds. There are two other schools within the village both with excellent grading; Dunchurch Infant and Nursery School and Dunchurch Boughton C of E Junior School.

The village is conveniently situated in close proximity to major rail and road links. It is just 3 miles from Rugby Railway Station with Euston only 50 minutes away. The M45, M1, M6 and M40 motorway networks are all readily accessible and provide easy journeys to neighboring towns and cities such as Birmingham, Coventry and Northampton.

GROUND FLOOR

A beautiful arched door opens into a dramatic dining hall with stunning stained-glass mullioned windows (that include coats of arms), oak floor and Victorian fireplace with marble surround. At the far end of the room is a wide staircase and a door that leads into the light and airy sitting room.

This room features an incredible baronial style fireplace with a carefully detailed timber surround and a top of the range and fully compliant log burner.

The dining hall has a second door leading into a lobby that provides access to all further downstairs accommodation. The warm and spacious study has double doors to the sun room which has access to the cellar and courtyard.

The contemporary open plan kitchen and family room boasts bespoke handmade units with granite worktops,



three oven Aga and Fisher & Paykel appliances. This room has an abundance of natural light from a roof lantern and patio doors opening onto the garden terrace. Off the kitchen is a utility room, downstairs toilet and a door leading to the courtyard garden.

DINING HALL

19' 6" x 16' 6" (5.94m x 5.03m)

SITTING ROOM

19' 6" x 14' 11" (5.94m x 4.55m)







STUDY/RECEPTION THREE

14' 10" x 10' 11" (4.52m x 3.33m)

SUN ROOM

5' x 6' 6" (1.52m x 1.98m)

KITCHEN FAMILY ROOM

23' 4" x 15' 12" (7.11m x 4.88m)

UTILITY ROOM

7' 9" x 7' 3" (2.36m x 2.21m)

CLOAKROOM

4' 0" x 5' 4" (1.22m x 1.63m)

FIRST FLOOR

The first floor landing provides access to all four generous sized bedrooms and the family bathroom.

To the front of the property is the beautifully designed master bedroom with en-suite. This bedroom showcases a range of bespoke, handmade, fitted wardrobes and ceiling décor. There is also a stunning bay window that has built in seating with integrated storage. The en-suite shower room contains a contemporary suite with unique polished stone, pedestal wash hand basin and wall mounted waterfall mixer tap.

Bedroom two, also situated at the front of the property, is the largest of the four bedrooms and has three good sized sash windows allowing in lots of natural light.

Bedroom three contains a window to the rear aspect, ceiling décor and an en-suite shower room with wall hung toilet and mosaic tile feature wall.

At the rear end of the property is bedroom four and the family bathroom. The bathroom is fitted with a quality white suite comprising of a paneled bath with glass shower screen, inset tiled shelving and a wall hung toilet and pedestal wash hand basin.

MASTER BEDROOM

16' 6" x 11' 2" (5.03m x 3.4m)

ENSUITE

6' 4" x 5' 3" (1.93m x 1.6m)

BEDROOM TWO

12' 8" x 16' 0" (3.86m x 4.88m)

BEDROOM THREE

12' 10" x 12' 9" (3.91m x 3.89m)

EN SUITE

5' 8" x 7' 5" (1.73m x 2.26m)

BEDROOM FOUR

9' 10" x 11' 6" (3m x 3.51m)

FAMILY BATHROOM

6' 3" x 8' 4" (1.91m x 2.54m)

OUTSIDE

The front of the property boasts a good size driveway with parking and turning space. There is an access gate and gravelled pathway to the landscaped south facing gardens and paved terrace with seating. The gardens are situated at the left side of the property and are completely private and enclosed by fencing and a variety of trees and shrubbery. To the rear of the property is a quiet courtyard garden with a wood store, gazebo and further seating space.

FURTHER INFORMATION

The Croft has been recently renovated and encompasses many modern and luxury features. Just to mention a few... the orangery/family room has fully plumbed underfloor heating, all the bathrooms have electric underfloor heating, heated towel rails and heated mirrors and the dining hall and main sitting room have separate lighting circuits. There is even an electric car charging point outside.

