



EDWARD KNIGHT
ESTATE AGENTS

17 SOUTHAM ROAD, DUNCHURCH, RUGBY, CV22 6NL

£280,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this stunning three bedroom end terrace cottage situated in the heart of the highly sought after village of Dunchurch.

This immaculate property offers versatile living accommodation arranged over three floors which comprises of; lounge/diner with feature wood burning stove, refitted kitchen, and separate utility area on the ground floor. The first floor features two double bedrooms, and a refitted family bathroom, with the second floor hosting an attic room with Velux skylight windows, and fitted wardrobes.

Externally the property benefits from gated off road parking and an enclosed rear garden.

Early inspection is highly recommended, Please call Edward Knight Estate Agents on 01788 543222.



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 neighbouring towns and cities such as Birmingham, Coventry and Northampton.

LOUNGE/DINER

15' 4" x 11' 4" (4.67m x 3.45m)

KITCHEN

14' 7" x 7' (4.44m x 2.13m)

UTILITY ROOM

8' 7" x 4' 10" (2.62m x 1.47m)

BEDROOM ONE

15' 4" x 11' 4" (4.67m x 3.45m)

BEDROOM TWO

9' 2" x 7' 8" (2.79m x 2.34m)

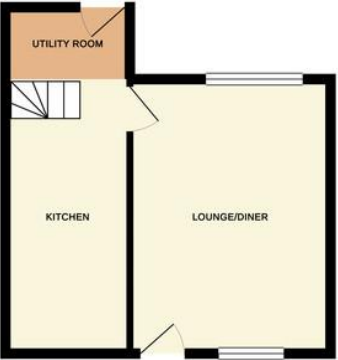
BATHROOM

ATTIC ROOM

16' 4" x 10' 4" (4.98m x 3.15m)



GROUND FLOOR 309 sq. ft.
(28.7 sq. m.)



1ST FLOOR 321 sq. ft.
(29.8 sq. m.)



2ND FLOOR 168 sq. ft.
(15.6 sq. m.)



TOTAL FLOOR AREA : 798 sq. ft. (74.1 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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