



EDWARD KNIGHT
ESTATE AGENTS

DORIC HOUSE, MAIN STREET, EASENHALL, RUGBY, CV23 0JA

GUIDE PRICE £725,000





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this unique opportunity to purchase a highly impressive, substantial, detached home, which is located in one of the area's most desirable villages. Situated in impressive grounds extending to approximately 1/3 of an acre, this property truly is a gardener's dream. The property itself has a grand dining hall with feature panelling and stained windows, spacious lounge with feature fire place, impressive orangery overlooking the patio and garden beyond, re-fitted kitchen breakfast room with integrated appliances, utility room, six good size bedrooms over two floors, family bathroom, tandem garage and single garage.

This property truly is a one off and must be viewed to fully appreciate its charm, viewings can be arranged strictly by appointment with the selling agent.

LOCATION

Easehall is a small village, three miles north-west of the town of Rugby and a mile south of the M6 motorway. The property is situated in a particularly picturesque part of the village, a short walk from the Easehall cricket pavilion. The village also offers access to an abundance of walks and trails through the local countryside.

The friendly village is home to a small but sociable village hall and The Golden Lion pub and hotel which provides another meeting place for locals. Shops and a post office can be found in the close by village of Brinklow and Stretton under Fosse provides a great range of fresh local meat and produce at Malt Kiln Farm Shop.

GROUND FLOOR



A characterful entrance porch and original solid wood door provide access into this properties first reception room, a particularly grand dining hall. This room offers a variety of original features including timber panelling, and an eye-catching Parquet floor. The largest reception room is the lounge, being bright and airy with dual aspect windows, a feature fireplace with log burner and door into the Orangery. The breath-taking Orangery situated at the rear of the property overlooking the patio space and stunning garden beyond has a pitched glass roof and feature tiled floor. Also overlooking the patio is a refitted kitchen breakfast room with integrated appliances and spacious utility with vast storage space.

ENTRANCE

6' 4" x 4' 4" (1.93m x 1.32m)

CLOAKROOM

3' 6" x 4' 4" (1.07m x 1.32m)

DINING HALL

15' 8" x 16' 2" (4.78m x 4.93m)

ORANGERY

16' 5" x 10' 9" (5m x 3.28m)

LOUNGE

20' 5" x 16' 1" (6.22m x 4.9m)

KITCHEN BREAKFAST ROOM

15' 10" x 9' 10" (4.83m x 3m)

UTILITY ROOM

11' 10" x 8' 9" (3.61m x 2.67m)

REAR LOBBY

13' 3" x 6' 1" (4.04m x 1.85m)



FIRST FLOOR

The first-floor landing has windows overlooking the fore garden, stairs rising to the second floor and doors leading to the family bathroom and five of the six bedrooms on offer. The master bedroom overlooks the rear garden and rolling countryside beyond, there is a range of fitted bedroom furniture and spacious en suite bathroom with separate shower cubicle. Bedrooms two and three are attached and provide access to a roof space area which could easily be utilised as a balcony. Bedrooms four and five are situated at the front of the property and overlook the fore garden and driveway.







The five piece family bathroom suite includes a corner bath, bidet and separate shower cubicle.

MASTER BEDROOM

14' 0" x 15' 0" (4.27m x 4.57m)

EN SUITE

8' 0" x 12' 6" (2.44m x 3.81m)

BEDROOM TWO

15' 10" x 10' 9" (4.83m x 3.28m)

BEDROOM THREE

11' 9" x 9' 5" (3.58m x 2.87m)

BEDROOM FOUR

11' 8" x 12' 7" (3.56m x 3.84m)

BEDROOM FIVE

12' 7" x 6' 10" (3.84m x 2.08m)

FAMILY BATHROOM

6' 6" x 8' 6" (1.98m x 2.59m)

WC

6' 10" x 3' 0" (2.08m x 0.91m)

SECOND FLOOR

The second floor includes two rooms, the first being bedroom six which has dual aspect Velux windows and the second which benefits from its easy accessibility being the remainder of the loft space used solely for storage.

BEDROOM SIX

12' 10" x 9' 5" (3.91m x 2.87m)

LOFT ROOM

28' 2" x 9' 7" (8.59m x 2.92m)

OUTSIDE

The property is accessed via a private gated driveway which provides ample off road parking, turning space and access to two separate garages all of which are enclosed by beautiful well stocked gardens. The rear garden is truly extensive, there are several seating areas, two greenhouses, and an abundance of beautiful trees and plants which have to be seen to be truly appreciated. This sunny private retreat is the family garden property owners dream of with its balcony which overlooks the entertaining space and wild gardens for children to explore.

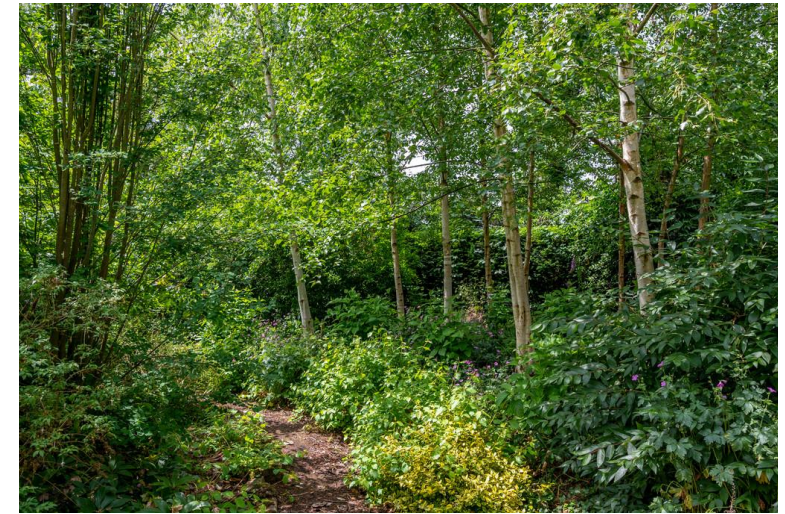
TANDEM GARAGE

13' 3" x 29' 10" (4.04m x 9.09m)

ATTACHED GREENHOUSE

SINGLE GARAGE

19' 10" x 12' 7" (6.05m x 3.84m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		59	68
		EU Directive 2002/91/EC	