



EDWARD KNIGHT
ESTATE AGENTS

THE OLD POST OFFICE, COVENTRY ROAD, DUNCHURCH, RUGBY, CV22 6NH

OFFERS OVER £470,000





PROPERTY SUMMARY

The Old Post Office is a charming, period property situated in the heart of Dunchurch village. This Grade II listed residence offers spacious, versatile accommodation over three floors and includes a variety of original period features such as stunning sash windows, exposed beams, quarry tiles, beautiful exposed wooden floors and stripped doors. Externally there is a pretty cottage style, walled rear garden with pizza oven, brick built store rooms and detached home office. The property boasts off road parking for two vehicles at the rear, which can be accessed via Dunsmore Heath.

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.

GROUND FLOOR

The entrance to the property is located under a brick archway where a solid wood door gives access into a characterful entrance hall, with quarry tiled floors and stripped wood doors giving access to the cloakroom, rear garden, lounge, kitchen and dining room. The lounge is situated at the front of the property and has a log burner, bespoke fitted shelving and storage and beautiful, tall double glazed Sash windows overlooking the centre of Dunchurch. The dining room is also situated at the front of the property and features eye catching stripped floor boards and exposed beams. The kitchen, which enjoys views over the rear garden, has solid wood work surfaces, stainless steel fittings, a breakfast bar and includes various integrated appliances.

ENTRANCE HALL

GUEST WC

6' 7" x 3' 4" (2.01m x 1.02m)

LOUNGE

17' 10" x 11' 6" (5.44m x 3.51m)



DINING ROOM

18' 1" x 11' 8" (5.51m x 3.56m)

KITCHEN

12' 4" x 13' 2" (3.76m x 4.01m)







FIRST FLOOR

The landing is particularly interesting thanks to a wealth of charming original features including a beautiful wood floor, period staircase that rises to the second floor and original wooden doors which lead to further accommodation. It also benefits from an under stairs cupboard and an airing cupboard with wall mounted combination boiler. There is a utility area within the landing which houses a washing machine and dryer and includes a range of fitted units with integrated wash bin and storage. The master bedroom is situated at the front of the property and boasts a spacious dressing area with fitted wardrobes and en suite shower room with contemporary style suite. Bedroom two has a built in cupboard and exposed beams and finally on the first floor is a fantastic family bathroom with stunning wood floor, underfloor heating, built in linen cupboards and oversized panelled bath with shower.

UTILITY AREA

7' 0" x 6' 2" (2.13m x 1.88m)

BEDROOM ONE

11' 10" x 11' 8" (3.61m x 3.56m)

DRESSING AREA

9' 0" x 5' 3" (2.74m x 1.6m)

EN SUITE SHOWER ROOM

9' 8" x 4' 11" (2.95m x 1.5m)

BEDROOM TWO

11' 4" x 12' 0" (3.45m x 3.66m)

FAMILY BATHROOM

10' 10" x 7' 2" (3.3m x 2.18m)

SECOND FLOOR

The second floor has a spacious landing with room for a desk and computer. There are two further double bedrooms with built in cupboards, vaulted ceilings, exposed beams and Velux windows.

BEDROOM THREE

10' 8" x 9' 11" (3.25m x 3.02m)

BEDROOM FOUR

13' 10" x 12' 7" (4.22m x 3.84m)

OUTSIDE

The cottage style rear garden is fully enclosed by a beautiful brick wall. There is a paved patio area and gravelled pathway leading to the rear of the garden, where there is a further seating area and recently constructed detached home office with underfloor heating, bifold doors and Velux windows. There is a good size lawned space with fruit trees and established shrubs, and two further brick-built stores. At the side of the garden is an Oak framed structure with tiled roof which could be used for seating or covered storage. This pretty rear garden is totally private making it a wonderful place for the whole family to enjoy.

DETACHED HOME OFFICE

17' 4" x 7' 7" (5.28m x 2.31m)

OAK FRAMED STRUCTURE

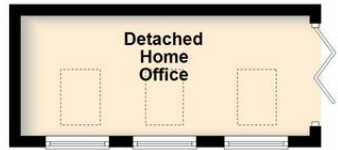
20' 8" x 5' 10" (6.3m x 1.78m)

BRICK BUILT STORE

7' 3" x 8' 8" (2.21m x 2.64m)

Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.6 sq. feet)



Second Floor

Approx. 37.1 sq. metres (399.3 sq. feet)



Total area: approx. 174.4 sq. metres (1877.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

