



**EDWARD KNIGHT**  
ESTATE AGENTS

68 THE HEATH, DUNCHURCH, RUGBY, CV22 6RJ

£235,000







### PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented Grade II listed thatched cottage situated in the heart of Dunchurch village. The property has been fully refurbished to a high standard and comprises of: Entrance porch, Guest W.C, Breakfast kitchen, Lounge, Two bedrooms with one leading off the other, Shower room and rear garden. The property is located close to local amenities, outstanding schooling and good bus routes.

### 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 Ofsted reports; 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.

#### ENTRANCE

Entrance to the house from the road leads through a communal gate and path way which gives access to neighbouring properties. Entrance via:

#### ENTRANCE PORCH

Solid wooden door to the rear aspect. Alcove housing central heating boiler. Doors onto further accommodation.

#### GUEST WC

Low level WC. Wash hand basin. Radiator. Window to rear aspect.

#### BREAKFAST KITCHEN

11' 7" x 12' 5" max (3.53m x 3.78m)

Wall and base units with wooden work surfaces over. Sink with mixer tap. Range style cooker. Flagstone flooring. Space for fridge freezer and washing machine. Windows to front and rear aspects.



#### LOUNGE

14' 11" x 12' (4.55m x 3.66m)

Windows to front and rear aspects. Door with stairs to first floor. Gas 'log burner' style fire place. Radiator.

#### BEDROOM ONE

10' 7" x 13' 7" (3.23m x 4.14m)

Stairs lead directly into bedroom. Window to rear aspect. Radiator. Built in drawers and cupboards. Door onto:











#### **BEDROOM TWO**

12' 5" x 10' 10" (3.78m x 3.3m)

Window to side aspect. Radiator. Built in drawers, cupboards and wardrobes.

#### **SHOWER ROOM**

Located off bedroom one. Shower cubicle. Wash hand basin. Radiator. Storage cupboard. Extractor fan.

#### **REAR GARDEN**

Flower beds housing a range of mature trees, plants and shrubs. Patio area. Two brick built sheds to the rear and a summer house with power connected. Neighbourly access over.



