



**EDWARD KNIGHT**  
ESTATE AGENTS

24 DAVENTRY ROAD, DUNCHURCH, RUGBY, CV22 6NS

£230,000







## PROPERTY SUMMARY

We are delighted to present this quaint two bedroom cottage which is situated in the heart of the ever popular village of Dunchurch. The property is convenient for a range of amenities to include shops, stores, hot food outlets, public house and a primary school.

This unique cottage accommodation comprises of a living room with feature log burner, fitted kitchen/diner with integrated appliances, two well proportioned bedrooms, the master bedroom benefitting from a bathroom. Externally, to the rear of the property there is low maintenance courtyard which is shared with the adjoining properties.

Viewings for this property are strictly by appointment with Edward Knight's Regent Street Office. Early inspection is recommended to appreciate this property on offer and avoid disappointment.

## 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.

#### **LIVING ROOM**

11' 6" x 12' 3" (3.51m x 3.73m)

#### **KITCHEN/DINER**

8' 9" x 11' 5" (2.67m x 3.48m)

#### **BEDROOM ONE**

10' 4" x 11' 6" (3.15m x 3.51m)



#### **ENSUITE**

5' 1" x 9' 1" (1.55m x 2.77m)

#### **BEDROOM TWO**

8' 7" x 11' 0" (2.62m x 3.35m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		