



EDWARD KNIGHT
ESTATE AGENTS

DEERHURST, THE GREEN, DUNCHURCH, RUGBY, CV22 6NJ

OFFERS OVER £345,000



Existing front elevation



Proposed front elevation with new entrance



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PROPERTY SUMMARY

Edward Knight Estate Agents are proud to present this exceptional opportunity to acquire a truly unique and historic residence, ideally positioned in the heart of the highly sought-after village of Dunchurch.

Believed to date back to the mid-17th century, this remarkable Grade II Listed former coaching inn is steeped in history and brimming with original character throughout. Known as Deerhurst, the property showcases an impressive array of period features, from exposed beams and historic fireplaces to beautifully proportioned rooms arranged around a striking central staircase.

The generously proportioned accommodation extends over two principal floors, with additional attic and cellar spaces, providing immense versatility. In its current layout, the property offers five bedrooms and three reception rooms, delivering flexible living space that could easily accommodate a variety of lifestyles.

While internal updating is required, the property remains in a mortgageable condition, offering a rare chance to sympathetically modernise a heritage asset to suit contemporary needs while preserving its rich character.

Deerhurst represents an exciting prospect for a range of buyers. Subject to the necessary consents, it offers potential for conversion into two charming one and two-bedroom dwellings, a spacious live-work residence, or a unique boutique-style Airbnb-making it an attractive



proposition for investors, creatives, or families seeking a distinctive home with genuine historical appeal.

Externally, the property benefits from a charming courtyard-style setting within Deerhurst Mews and an allocated off-road parking space further enhances convenience.

Properties of this calibre, history, and potential rarely come to the market. Early viewing is highly recommended to appreciate the full scale and character of what Deerhurst has to offer.

LOCATION

Dunchurch is a quintessential English village and one of the most desirable locations in the Rugby area, renowned for its charm, character, and rich historical significance.

Designated as a conservation area, the heart of the village features an array of historically significant buildings-some dating back to the 15th century-distinguished by their timber frames and traditional thatched roofs. Dunchurch holds a unique place in British history as the reputed meeting point for the Gunpowder Plot conspirators. On the 5th of November, 1605, they are said to have gathered at the Old Red Lion Inn- now known as Guy Fawkes House-awaiting news of the failed attempt to destroy Parliament.

Today, Dunchurch remains a thriving and vibrant community, offering a comprehensive range of local amenities. Within the village, residents will find a post office, pharmacy, hairdresser, florist, art



gallery, library, and both a GP surgery and dental practice. A selection of restaurants and traditional public houses further enhance the village's appeal.

The surrounding area offers no shortage of leisure opportunities. The adjacent village of Thurlaston features an 18-hole golf course, while the nearby Draycote Water-set across 650 acres-offers sailing, windsurfing, fly fishing, birdwatching, and scenic walking and cycling routes.







Families are well catered for with a range of highly regarded educational institutions. Dunchurch is home to the prestigious Bilton Grange Preparatory School, one of the UK's top boarding and day prep schools, which also includes a Montessori nursery. The village also benefits from two other highly rated schools: Dunchurch Infant and Nursery School and Dunchurch Boughton Church of England Junior School.

Ideally located for commuters, Dunchurch lies just 2.5 miles south of Rugby town centre and 3 miles from Rugby Railway Station, which offers direct services to London Euston in under 50 minutes. The village also enjoys excellent road connectivity, with easy access to the M1, M6, M45, and M40 motorways-providing swift routes to nearby urban centres including Birmingham, Coventry, and Northampton.

GROUND FLOOR

ENTRANCE HALL

17' 3" x 14' 3" (5.26m x 4.34m)

BASEMENT

13' 2" x 8' 5" (4.01m x 2.57m)

INNER HALLWAY

KITCHEN DINING ROOM

17' 9" x 14' 6" (5.41m x 4.42m)

UTILITY ROOM

8' 7" x 8' 0" (2.62m x 2.44m)

BEDROOM FOUR

8' 7" x 8' 5" (2.62m x 2.57m)

FIRST FLOOR

PRINCIPLE BEDROOM

23' 0" x 10' 8" (7.01m x 3.25m)

BATHROOM

BEDROOM FIVE

8' 7" x 8' 3" (2.62m x 2.51m)

LIVING ROOM

17' 9" x 14' 6" (5.41m x 4.42m)

STUDY ROOM/RECEPTION

13' 11" x 13' 2" (4.24m x 4.01m)

SEPARATE WC

SECOND FLOOR

BEDROOM TWO

17' 1" x 16' 2" (5.21m x 4.93m)

BEDROOM THREE

17' 4" x 14' 6" (5.28m x 4.42m)

