







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this beautifully maintained Victorian home, ideally located on Acacia Grove - one of Rugby's most sought-after and centrally positioned residential streets.

Tucked away within the charming collection of cul-de-sacs known locally as The Groves, this desirable location sits directly opposite the stunning Caldecott Park, renowned for its mature landscaped gardens, tennis courts, welcoming café, and a range of seasonal events and family-friendly functions. The area offers a perfect balance of peaceful surroundings and convenient access to Rugby's town centre amenities and railway station.

This elegant period property showcases a tasteful blend of original character and modern finishes throughout. Upon entering the home, you are welcomed into a spacious entrance hall that leads to a beautifully bright dining room, enhanced by a striking bay window and traditional sash windows that flood the space with natural light. The adjacent lounge is equally impressive, featuring a focal fireplace and a comfortable, well-proportioned layout perfect for relaxing or entertaining.

To the rear of the property is a fully refitted kitchen, boasting a contemporary design with integrated appliances and ample storage, making it both functional and visually appealing.



The first floor comprises three generously sized bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest space. Completing the internal accommodation is a modern, recently refurbished family bathroom finished to a high standard.

The front and rear gardens have been designed with low-maintenance living in mind, providing an ideal blank canvas for new owners to personalise and enjoy. Whether you're an enthusiastic gardener or simply looking for a tranquil outdoor retreat, these spaces offer excellent potential.

Offered to the market with no onward chain, this property represents a rare opportunity to purchase a home in this prestigious location. Whether you're a first-time buyer, an investor, or looking to take advantage of everything central Rugby has to offer, this home is sure to impress.

Viewings are strictly by appointment only and can be arranged through Edward Knight Estate Agents, Regent Street, Rugby.

## LOCATION

Acacia Grove enjoys an exceptionally convenient location, just a five-minute walk from Rugby town centre, offering easy access to a wide range of shopping facilities, sports amenities, and everyday conveniences. The town centre itself boasts a mix of high street brands, independent boutiques, and an excellent selection of bistros, restaurants, pubs, and coffee shops, catering to a variety of tastes and lifestyles.



The property is ideally positioned for families seeking access to quality education. Both the highly regarded Lawrence Sheriff Grammar School for Boys and the prestigious Rugby School, known worldwide for its academic excellence and historic legacy, are within a ten-minute walk. Rugby High School for Girls, along with a strong selection of both state and independent schools, are also located within a short drive of the property.









For commuters, Rugby offers excellent transport links. Rugby Railway Station is just a ten-minute walk away, providing regular direct services to London Euston in as little as 53 minutes. Major road networks, including the M45, M1, M6, and M40, are all easily accessible, making travel to nearby towns and cities such as Birmingham, Coventry, Leamington Spa, and Northampton both quick and convenient.

In addition, residents can take advantage of the nearby Elliotts Field and Junction One Retail Parks, both within walking distance, offering a wide variety of shopping, dining, and leisure options.

## **GROUND FLOOR**

### **ENTRANCE HALL**

### **DINING ROOM**

13' 5" x 9' 2" (4.09m x 2.79m)

### **LIVING ROOM**

12' 4" x 13' 5" (3.76m x 4.09m)

### **KITCHEN/BREAKFAST ROOM**

8' 6" x 15' 11" (2.59m x 4.85m)

## **FIRST FLOOR**

### **MASTER BEDROOM**

14' 2" x 11' 8" (4.32m x 3.56m)

### **BEDROOM TWO**

10' 10" x 10' 11" (3.3m x 3.33m)

### **FAMILY BATHROOM**

5' 2" x 8' 4" (1.57m x 2.54m)

### **BEDROOM THREE**

8' 3" x 9' 3" (2.51m x 2.82m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		