



**EDWARD KNIGHT**  
ESTATE AGENTS

2 BUCCLEUCH CLOSE, DUNCHURCH, RUGBY, CV22 6QB

ASKING PRICE OF £293,950







## PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to present this excellent opportunity to acquire a three-bedroom semi-detached residence, ideally positioned within a small and peaceful cul-de-sac in the heart of Dunchurch village—one of the area's most sought-after and picturesque residential locations. The property is offered with no onward chain, making it an attractive proposition for first-time buyers, growing families, or purchasers seeking a well-located home with potential for enhancement. The home benefits from gas central heating and double glazing.

Set on a well-proportioned plot, the property features a pleasant front garden, private driveway, and a single garage. To the rear, the mature and generously sized garden is a standout feature, offering a landscaped feel with established planting and a modern patio area. Its sunny south-facing aspect creates an ideal setting for outdoor dining, family gatherings, or simply enjoying a peaceful afternoon.

The internal accommodation comprises a welcoming entrance hall leading to the main living areas. The spacious living room features a central focal fireplace and offers a bright and comfortable setting for everyday family life. Adjacent is the dining room, which enjoys views over the rear garden and benefits from patio doors that open directly onto the outdoor space. The kitchen is fitted with a range of units and appliances and includes a convenient side door providing external access.

To the first floor are three well-sized bedrooms, each offering good natural light and flexibility for use as sleeping accommodation, home office



space, or nursery. The bedrooms are served by a family bathroom.

Situated within easy walking distance of a variety of highly regarded local schools-including Dunchurch Primary School-and well placed for excellent transport links, this property offers both convenience and strong long-term appeal. With its favourable location, spacious garden, and scope for improvement, this home represents a compelling opportunity in a highly desirable village setting.

#### 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.

10' 1" x 9' 2" (3.07m x 2.79m)

#### **BEDROOM THREE**

9' 10" x 6' 1" (3m x 1.85m)

#### **FAMILY BATHROOM**

8' 1" x 6' 1" (2.46m x 1.85m)

#### **GARAGE**

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**

6' 2" x 4' 1" (1.88m x 1.24m)

#### **LIVING ROOM**

14' 6" x 12' 1" (4.42m x 3.68m)

#### **DINING ROOM**

10' 2" x 7' 1" (3.1m x 2.16m)

#### **KITCHEN**

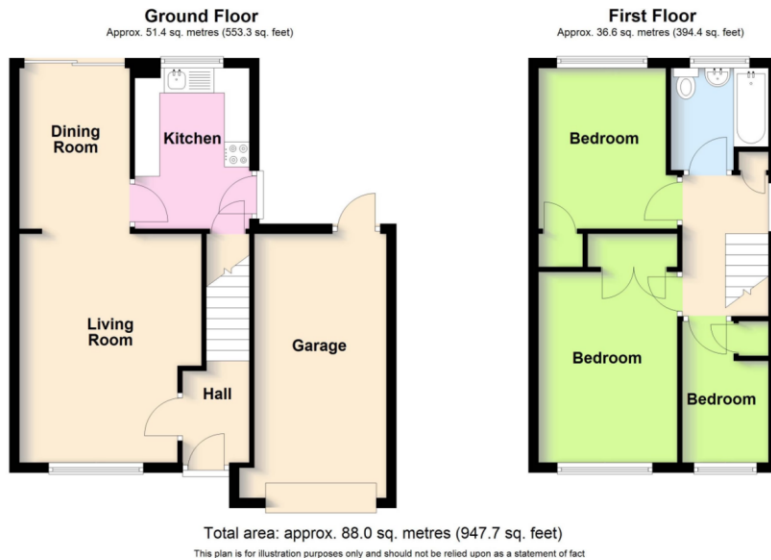
10' 1" x 7' 1" (3.07m x 2.16m)

### **FIRST FLOOR**

#### **MASTER BEDROOM**

13' 0" x 9' 2" (3.96m x 2.79m)

#### **BEDROOM TWO**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		