



**EDWARD KNIGHT**  
ESTATE AGENTS

THE COACH HOUSE, 68 MAIN STREET, NEWBOLD, RUGBY, CV21 1HW

£325,000





#### PROPERTY SUMMARY

Edward Estate Agents are delighted to present this superb and individual two-bedroom detached coach house, believed to have been the former workshop of Sir Frank Whittle.

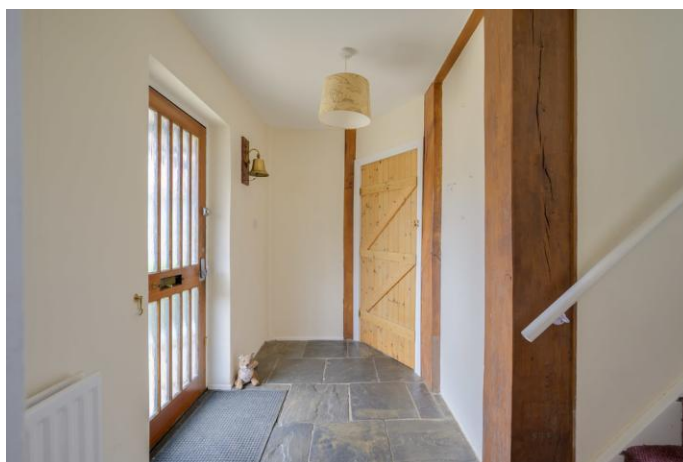
The property is ideally situated in the highly sought-after area of Newbold-on-Avon, offering convenient access to a range of local amenities including shops, food outlets, public houses, and St Botolph's Church.

The accommodation briefly comprises an entrance hall with original flooring, an attractive kitchen/breakfast room fitted with a range of integrated appliances, a spacious lounge, and a conservatory.

To the first floor, there are two double bedrooms. The principal bedroom enjoys delightful canal views, while the second bedroom benefits from a dressing area along with its own shower and WC. A modern family bathroom features a contemporary three-piece suite, and there is also a separate study.

Further benefits include gas-fired central heating and uPVC double glazing throughout.

Externally, the property boasts a charming rear garden, mainly laid to lawn with a pebbled patio area, offering a good degree of privacy as it backs onto the canal. To the front, there is a paved patio area accessed via double gates, along with a metal lock-up featuring power, lighting, and plumbing for a washing machine.



## LOCATION

Newbold-on-Avon is a popular suburb situated approximately one mile north-west of Rugby town centre, offering a convenient and well-connected residential setting. Within the area itself, there is a small selection of local amenities including a convenience store and takeaway outlets, catering to everyday needs.

A wider range of shopping and leisure facilities can be found in Rugby town centre, along with nearby retail parks such as Elliotts Field and Junction One, providing an excellent choice of high street and out-of-town retailers.

The area is well regarded for its attractive surroundings, with the River Avon flowing to the south and the Oxford Canal running along the northern edge, offering scenic walks and leisure opportunities. The canal is also home to the popular waterside public house, The Barley Mow.

Newbold-on-Avon is served by two well-regarded schools, including Riverside Academy (primary) and Avon Valley School and Performing Arts College (secondary), making it an appealing location for families.

## ENTRANCE HALL

9' 10" x 5' 0" (3m x 1.52m)

## LOUNGE

15' 10" x 10' 0" (4.83m x 3.05m)

## KITCHEN/BREAKFAST ROOM

15' 8" x 9' 7" (4.78m x 2.92m)

## CONSERVATORY



11' 9" x 10' 9" (3.58m x 3.28m)

## LANDING

12' 8" x 9' 0(max)" (3.86m x 2.74m)

## BEDROOM

9' 10" x 6' 6" (3m x 1.98m)

## DRESSING ROOM/ SHOWER

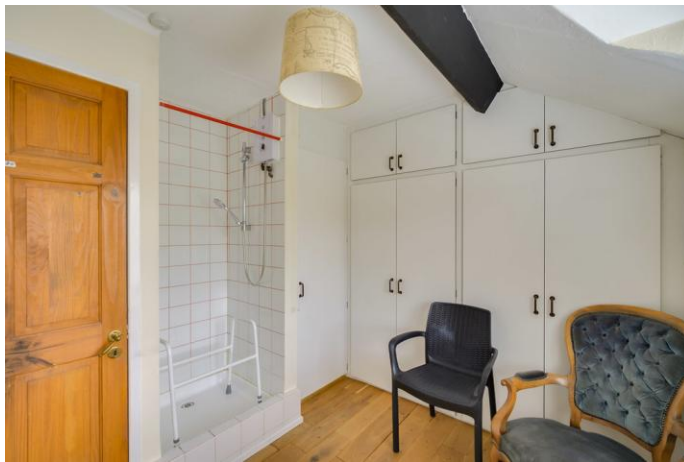
9' 11" x 9' 0(inti the wardrobes)" (3.02m x 2.74m)

## FAMILY BATHROOM





10' 0" x 6' 5" (3.05m x 1.96m)





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