



EDWARD KNIGHT
ESTATE AGENTS

29 WESTON CLOSE, DUNCHURCH, RUGBY, CV22 6QD

£367,500





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for sale this beautifully presented and extended semi-detached family home, situated within the highly desirable village of Dunchurch.

This property presents an excellent opportunity for families seeking a spacious four-bedroom home, positioned within a quiet cul-de-sac and falling within the catchment area for Dunchurch Boughton CofE Junior School.

The accommodation briefly comprises an entrance porch, welcoming hallway, spacious living/dining room, study, fitted kitchen with adjoining utility room, conservatory, four first-floor bedrooms, a family bathroom, and a principal bedroom with en-suite facilities.

Viewing of this superb family home is strictly by appointment through Edward Knight Estate Agents – Regent Street Office.

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



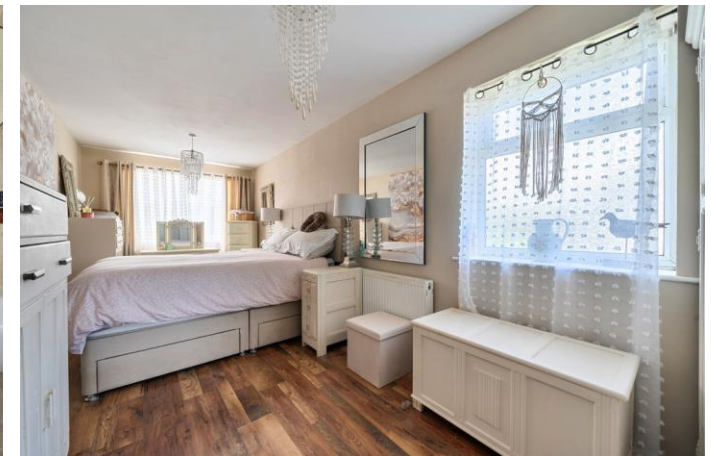
motorways-providing swift routes to nearby urban centres including Birmingham, Coventry, and Northampton.

IMPORTANT INFORMATION

Anti-Money Laundering (AML) Requirements

In accordance with current Anti-Money Laundering Regulations, all purchasers with an accepted offer on a property marketed by Edward Knight will be required to complete an identity verification check and provide







information regarding the source of funds used for the purchase.

To meet our legal obligations, these checks are carried out by an independent third-party provider. A fee of £24 including VAT per purchaser is payable in advance once an offer has been agreed and before the sales memorandum is issued. Please note that this fee is non-refundable.

Property Information Disclaimer

Whilst every effort has been made to ensure the accuracy of these property particulars, they are provided as a guide only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information and carry out any investigations they consider necessary.

Where alterations or improvements have been made to a property, buyers should make their own enquiries to confirm that any required planning permissions, building regulations approvals, or other consents have been obtained.

If there is any aspect of the property that is particularly important to you, please let us know and we will endeavour to obtain further clarification on your behalf.

These particulars do not form part of any offer or contract. All measurements, dimensions, and floor areas are approximate. Fixtures, fittings, services, systems, and appliances referred to within these particulars have not been tested by Edward

Knight and no warranty can be given regarding their condition or functionality.

Photographs are intended for illustrative purposes only and should not be taken as confirmation that any item shown is included within the sale. Floor plans and site plans are provided for guidance only, are not necessarily to scale, and may not accurately represent the current layout of the property.



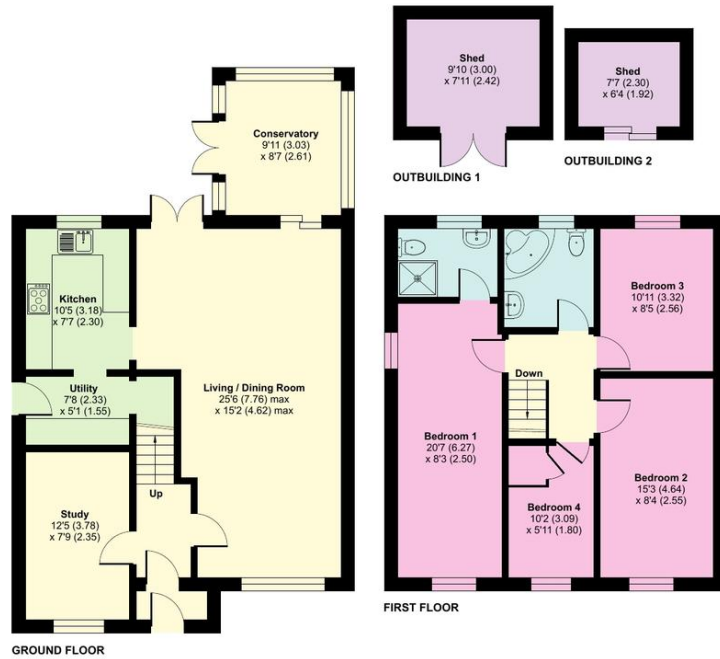
Weston Close, Dunchurch, Rugby, CV22

Approximate Area = 1340 sq ft / 124.4 sq m

Outbuildings = 126 sq ft / 11.7 sq m

Total = 1466 sq ft / 136.1 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhecom 2026. Produced for Edward Knight. REF. 1459145

