



182 Dunchurch Road  
Rugby | Warwickshire | CV22 6DT

FINE & COUNTRY

# 182 DUNCHURCH ROAD



*An established detached bungalow constructed in the 1920s, situated on an attractive plot of 0.27 acres.*



# KEY FEATURES

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A desirable detached bungalow on one of Rugby's premier roads, offering plenty of scope for improvement, subject to the normal planning approval, with a plot of just under a third of an acre. The property was originally constructed in the 1920s and the current owners have enjoyed over 42 years there, a truly rare thing in today's fast moving property market. It has been fully rewired.

The property has 3 well-proportioned bedrooms, a family bathroom, a room currently used as a study, a dining room, a sitting room, a galley kitchen, a utility room and a cloakroom, all benefiting from upvc double glazing and gas central heating to radiators. The house has a welcoming hallway that leads off to the principal reception rooms at the front of the bungalow, whilst it continues onto the bedrooms, bathroom and the study which leads to the delightful gardens.

It has a local school playing field at the rear and a green opposite the frontage, providing a rare opportunity to buy a home that is neither overlooked from the front or rear.





# SELLER INSIGHT

“Thinking back to what attracted us to the property initially isn't an easy task as we've lived here for nearly 42 years! We haven't wanted to move as everything has been just perfect. Set on a large plot with a big frontage, the rooms are all a good size and they're light and airy too as the bungalow has higher than normal ceilings. We're not overlooked as we have playing fields to the rear of the property and a green with trees to the front which is rather nice to look out onto,” say the owners.

“The location was another big attraction as Rugby is well positioned for easy access to the rest of the country, including our family in Bristol and days out to the Peak District and Cotswolds. It's just a 20-minute walk into the town centre where we benefit from a range of amenities, such as two supermarkets, GP surgery, dentist, pharmacy, shops, and restaurants. Everything we need is easily available and there's parking too if we decide to take the car.”

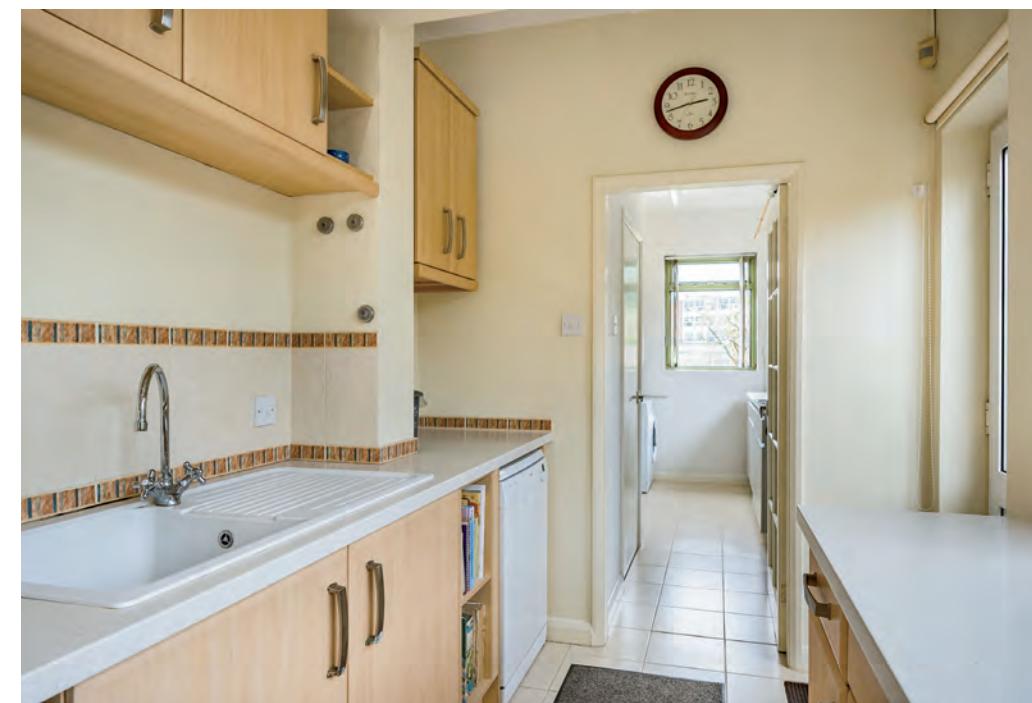
“It's great for families here as there are plenty of opportunities to be outside in the fresh air. We used to cycle with our children around Draycote Water Reservoir and we still like to go there for a stroll before heading into the café for refreshments. We've enjoyed taking part in many different sporting activities and hobbies over the years, including golf, badminton, tennis, sailing, gliding, bridge clubs, and indoor and outdoor bowling. It's all there if you want it.”

“The garden is a great space that has adapted to our changing requirements over the years. Our children learnt to ride their bikes in the garden and we've had inflatable bouncy castles on the lawn for birthday parties. We also celebrated our 25th and 40th wedding anniversaries here where we had a large marquee that accommodated a good number of guests. We altered the layout when our children left home to include a large vegetable plot but we've now laid most of it to lawn and gravelled areas so it's easy to maintain.”

“The lounge is a very pleasant room in which to stretch out on the comfortable sofa and enjoy an afternoon snooze. It's always nice and warm in there and it's very peaceful too. The dining room is another well used space, as is the study which is a very useful room too.”\*

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

























#### Outside, Parking and Gardens:

There is a convenient 'in and out' driveway giving access to parking for several vehicles. To the right of the property there is a good-sized single garage. To the left there is a large, gravelled parking area. Also to the left there is a removeable wooden fence behind which there is parking for a large motorhome or caravan. The gardens to the front have some established flower borders filled with rhododendrons, whilst the house has some delightful, trained Wisteria climbing across the front elevation. The rear gardens are laid mainly to lawn with a variety of flower borders and blossom trees, surrounded by panelled fencing to all sides and the 0.27 acre plot lends itself to further major extensions or improvements of the existing footprint, subject to planning permission.





## LOCATION

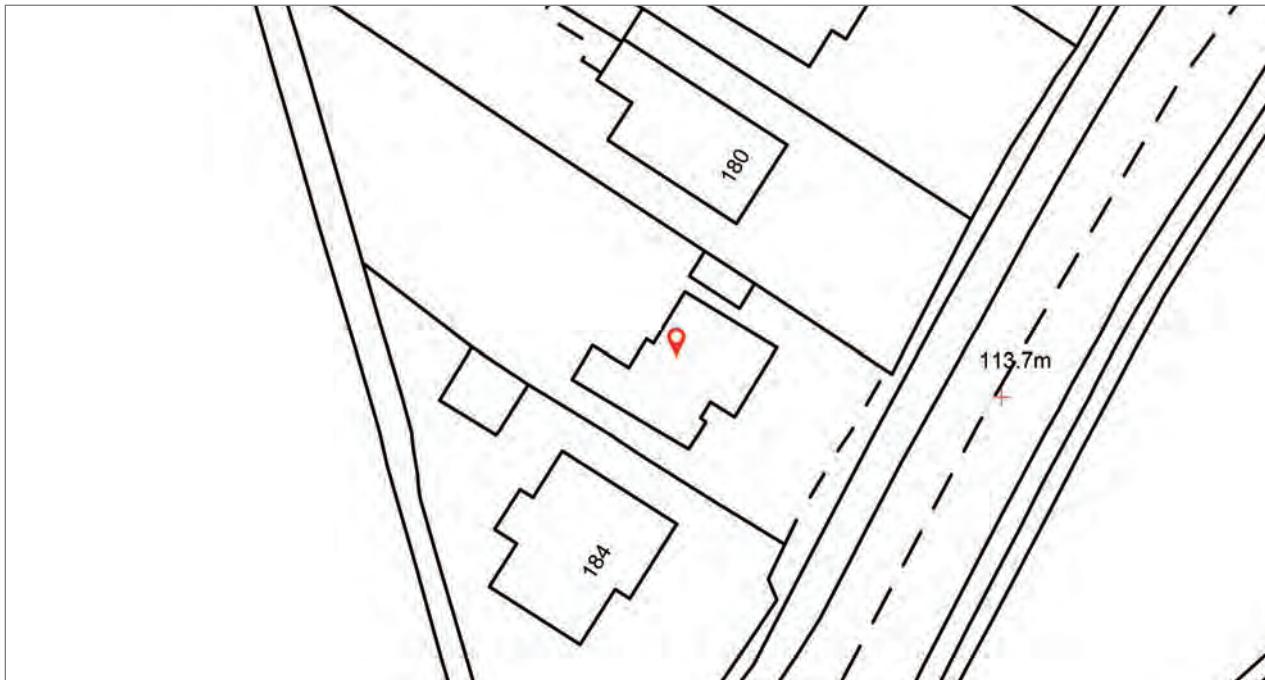
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Rugby has grown to become Warwickshire's second largest market town, boasting a variety of designer and high street shops, restaurants and pubs. Famed for its public school, the birth of rugby football and the Frank Whittle jet engine, Rugby is also home to the green open spaces of Caldecott Park, Coombe Abbey Country Park, Brownsover Hall and Draycote Water. It has a range of excellent schools. It has excellent motorway links and speedy rail services to Birmingham, Leicester, and to London Euston in around 50 minutes.

The property is situated just under a mile to the south of the town centre and is within easy reach of a wide range of amenities. It is less than 10 minutes' drive to the open countryside.

Positioned in the heart of England the county is famous for being the birthplace of William Shakespeare. There are no cities in Warwickshire since both Coventry and Birmingham were incorporated into the West Midlands County in 1974 and are now metropolitan authorities in themselves. Warwickshire hosts several key towns including Leamington Spa, Warwick, Stratford upon Avon, Kenilworth, Henley-in-Arden and Rugby to name a few. The northern tip of the county is only 3 miles from the Derbyshire border, an average-sized English county covering an area of almost 2,000 km<sup>2</sup>, it runs some 60 miles north to south. Equivalently it extends as far north as Shrewsbury in Shropshire and as far south as Banbury in North Oxfordshire.





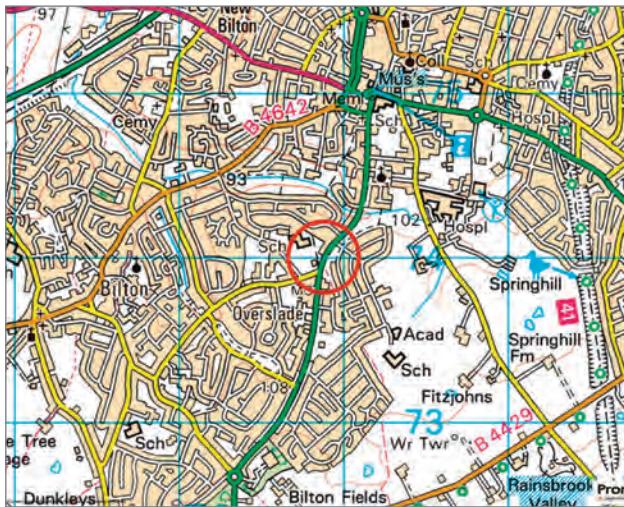
# INFORMATION

## Services

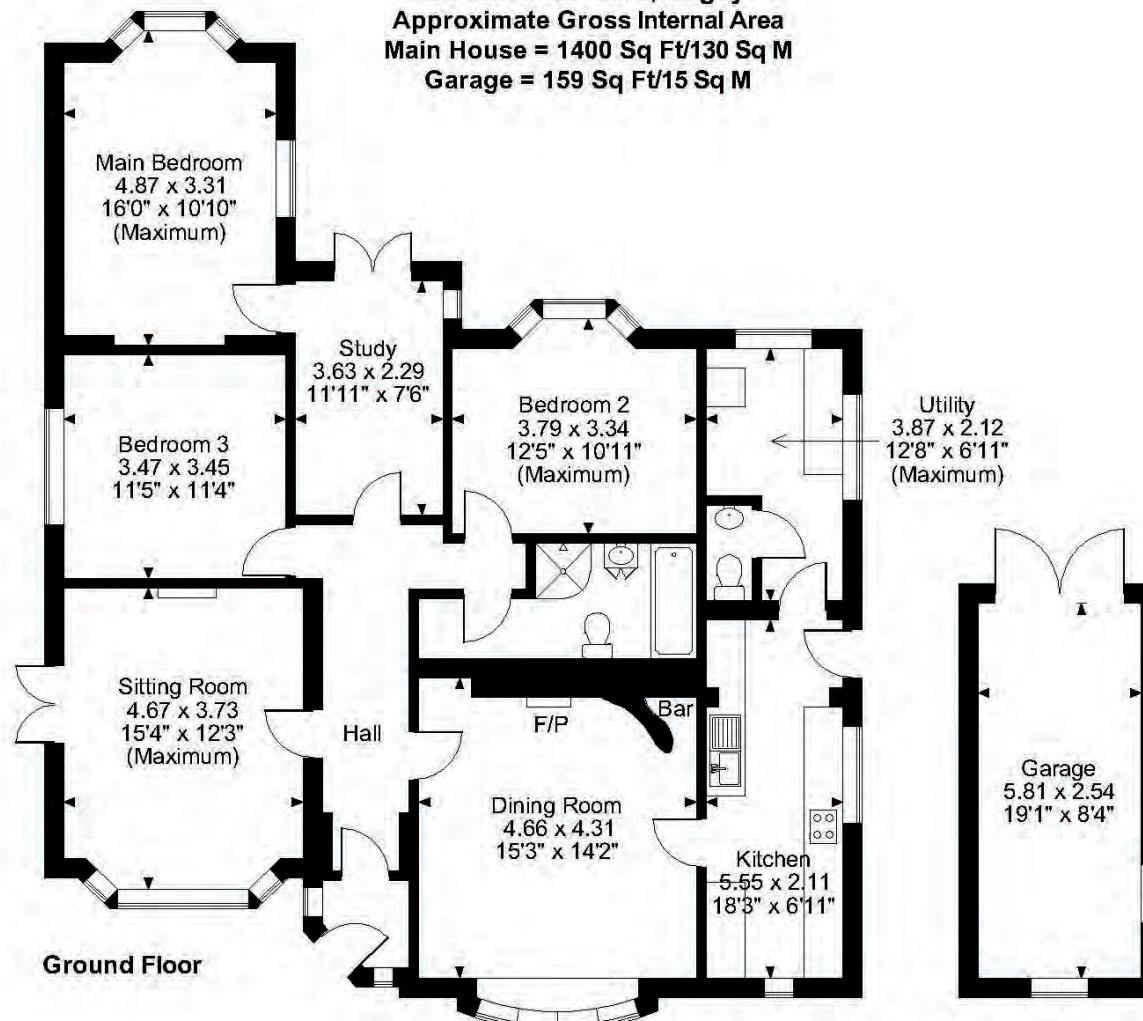
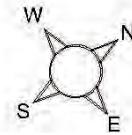
Mains water, electricity, drainage, and gas central heating.  
BT phone line and Broadband connected.

Local Authority  
Rugby Borough Council  
Council Tax Band F

Viewing Arrangements  
With the sellers' sole agent – Sam Funnell – Branch Partner 07714515484  
& Claire Heritage 07894561313



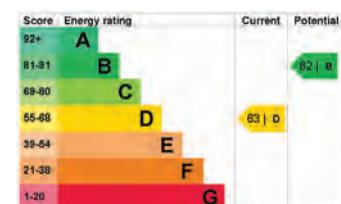
Dunchurch Road, Rugby  
 Approximate Gross Internal Area  
 Main House = 1400 Sq Ft/130 Sq M  
 Garage = 159 Sq Ft/15 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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FINE & COUNTRY



# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*

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FOUNDATION

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## SAM FUNNELL BRANCH PARTNER

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email: [sam.funnell@fineandcountry.com](mailto:sam.funnell@fineandcountry.com)

Sam heads up the team in Rugby and has worked in a Managerial capacity in the local area with other agents for over 20 years. Sam combines his wealth of local knowledge, with an enthusiasm for marketing, service and results. He is more than happy to provide a bespoke, tailored plan to aid any seller's move using Fine & Country's incredible marketing tools. The office constantly receives repeat business and excellent reviews, a true testament to the quality of service that Sam and the team consistently deliver.



## CLAIRE HERITAGE PARTNER AND PROPERTY MARKETING EXPERT

Fine & Country Rugby  
01788 820070 | 07894 561313  
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Claire has worked in the property industry for over 18 years, during which time she has mastered the ever changing marketing techniques that have evolved numerous times during her working life. In particular, Claire is a marketing manager and social media expert which puts her in the perfect position to elevate the status of your home and create a successful and bespoke marketing strategy tailored to your needs. She has received many awards and testimonies from her contemporaries and clients alike. Claire is consistently dedicated to her role and is the consummate professional, always going out of her way to help others at any given time. With her warm personality and outstanding customer service, Claire's sole aim is to ensure that our clients' journey is as smooth and as stress free as possible. Claire works closely with her partner Sam (Fine & Country Branch Partner) and lives in Rugby with her two children.

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