



Dunchurch Road, Rugby, CV22 6HR



**GUILD HOUSE**  
Estate Agents





An exceptional opportunity to purchase a spacious, very grand property / plot on desirable Dunchurch Road in Rugby, Warwickshire. A large bungalow with across 2,800 sq ft with an oversize double garage, on a 0.5 acre plot. It has lapsed planning permission for a two storey extension with fantastic scope to develop in to a beautiful property.

Currently it hosts a grand hallway entrance, two oversize reception rooms, a 22ft kitchen, conservatory, utility room and boiler room with Worcester Gas boiler, three bedrooms two with en-suite plumbing and a separate bathroom, with a dormer bedroom / extra room on the first floor and lots of storage. It features some beautiful parquet flooring and high ceilings with lots of natural light coming in to the property from windows on all aspects. The property has a lovely feel to it and could be just cosmetically updated with a new kitchen and bathrooms, and decorated to make a fantastic home.

Additionally the property did have planning permission granted in 2007 for a two storey extension and re-model which has now lapsed, but is a good indicator of planning being approved again, upon viable application. The house is situated on a half acre plot with driveway parking for several cars and a large detached brick built garage. There is a large fore-garden which faces out on to Dunchurch Road and is bordered by hedges and trees which has been used as a conservation and allotment type area, this is fenced off from the property's wrap around family garden which is lawned and has well tended borders and a patio, and pathway that runs the perimeter of the house.

This property and plot does offer a fantastic opportunity





- HIGHLY DESIRABLE LOCATION  
DUNCHURCH ROAD, RUGBY  
WARWICKSHIRE
- SPACIOUS BUNGALOW WITH THREE  
BEDROOMS AND TWO LARGE  
RECEPTIONS ACROSS 2,800 SQ FT
- 0.5 ACRE PLOT WITH SCOPE TO RE-  
MODEL EXISTING PROPERTY AND  
EXTEND TWO STOREY
- BEAUTIFUL SETTING WITH LOVELY  
GARDEN AND OVERSIZE DOUBLE  
GARAGE
- MAY SUIT SMALL DEVELOPER OR  
BUILDER OR A BUYER WHO WANTS  
A PROJECT
- A SOLID GRAND PROPERTY WITH  
PARQUET FLOORS AND LARGE





REAR PORCH  
20'4" x 8'4" (6.19m x 2.54m)

LOFT SPACE  
15'0" x 8'5" (4.56m x 2.58m)



TOTAL FLOOR AREA: 2754 sq.ft. (255 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan and measurements, all areas, rooms, and fixtures are shown for general guidance only and are not intended to be used as a basis for any legal proceedings. The contents, fixtures and fittings are shown for general guidance only and are not intended to be used as a basis for any legal proceedings. The contents, fixtures and fittings are shown for general guidance only and are not intended to be used as a basis for any legal proceedings.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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