



Amberley House

284 DUNCHURCH ROAD, RUGBY, CV22 6HX

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



If you're dreaming of living in a luxurious family home situated in half an acre of private land, perfect for entertaining family and friends and with excellent schools nearby then look no further than this beautifully presented home!

Property at a glance

Freehold Detached Family Home

Four Spacious Bedrooms

Half An Acre Of Private Grounds

Double Garage And Driveway Offering Parking For Up To Five Cars

Enormous Living Room With Marble Fireplace

Open Plan Kitchen/Diner

Beautifully Manicured Front & Rear Gardens

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance





It's a pleasure to introduce you to Amberley House which is situated on a very quiet frontage road on the highly desirable Dunchurch Road in Rugby town! This generous detached family home is situated in approximately half an acre of private grounds and offers four bedrooms, an open plan kitchen-diner, dining room, living room, a reception room, three bathrooms and driveway parking for up to three cars with room for a fourth and fifth car in the double garage.

The expansive grounds offer a wealth of mature trees, bushes and flowers which create a very private and picturesque landscape. The generous garden is largely laid to lawn and is bordered by some very attractive flower beds. What's more there are a variety of patio areas, one of which is nestled right into the heart of the landscaped garden with a wooden pergola which makes a perfect place to wind down at the end of the day, take in the evening sun and relax surrounded by nature. At the very corner of the garden is another space which is ideal for sunbathing with attractive views of the garden and house. At the rear of this home there is a landscaped patio space which runs along the entire rear of the property which provides easy access into the workshop, to the conservatory and makes a perfect spot for alfresco dining, barbecues and entertaining.



Amberley House is located on a very quiet frontage road on the highly desirable Dunchurch Road. This home is within walking distance to local shopping at the nearby Sainsbury's and is within walking distance to some excellent local public, private and grammar schools for all ages. There are frequent bus links into Rugby town centre and you're just minutes away from Rugby Railway Station with its mainline train route to London Euston in one direction and Birmingham New Street in the other. The M1, M6 and M45 motorway networks are all readily accessible and provide easy journeys to neighbouring towns and cities including but not limited to Leamington Spa, Coventry, and Northampton.

The Seller's View

"Our favourite room is the Living Room. It's a South facing room so at the end of the day, it is a very warm and cosy space to be in. We adore spending time here and being able to look out onto both the front and rear gardens."

"We love spending time in the private rear garden. In late spring the garden looks its best with the flowers blooming with vivid colours and pleasant warm sunshine that is perfect for sunbathing."

"Our fondest memories are of hosting parties and having friends and family visit. We have so much space, both indoors and outdoors so being able to have everybody come together to celebrate and spend time together is truly special."



"Our favourite room – The Living Room"

Directions

Head west on M45. At Thurlaston Interchange, take the 2nd exit onto Coventry Road. Turn right and continue onto Coventry Road. Turn left onto Rugby Road. At the roundabout, take the 1st exit onto Dunchurch Road. At the next roundabout take the second exit to stay on Dunchurch Road then turn left onto Dunchurch Road. Amberley House, 284 Dunchurch Road Rugby, CV22 6HX will be on the left.

Services

Mains gas, mains electricity, mains water and broadband are connected

Tenure

Freehold

Local Authority & Tax Band

Rugby Borough Council
Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - G

Viewing Arrangements

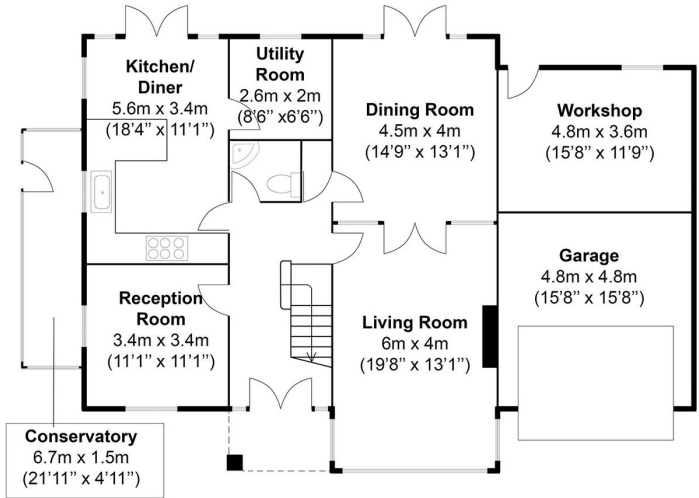
Viewing strictly by appointment with sole agent
Henry James
07960 882807
henry@thepropertyexperts.co.uk

Amenities/Distances

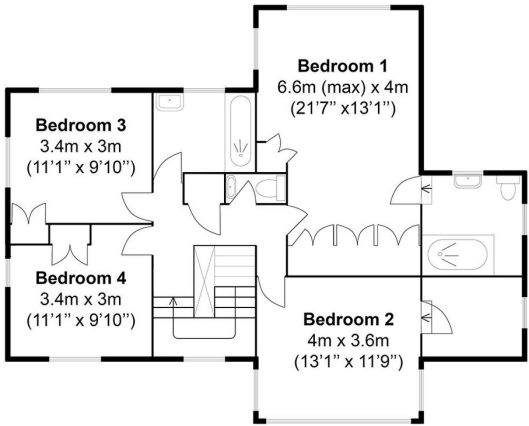
- Town Centre 1.5 miles
- Primary Schools 0.5 miles
- Train Station 3.1 miles
- Motorway links 6.8 miles
- Airport 22.9 miles
- Nearest City 12.5 miles
- Bus Station 0.1 miles
- University 12.1 miles
- Hospital 13.5 miles

Dunchurch Road, Rugby, CV22

Total Approximate Area - 234 sq.m. / 2519 sq.ft.



Ground Floor



First Floor

Not to scale - for identification only



AGENTS NOTES
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and 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. For a free valuation, contact the numbers listed on the brochure.

Energy rating	Current	Potential
A		
B		
C	70 C	79 C
D		
E		
F		
G		

About the **Area**

Rugby

Rugby is the home of rugby football, where back in 1823 William Webb Ellis first invented the game. At one time a major centre for the railways, Rugby is probably best known for its public school, Rugby School, founded in 1567 and was the setting of Thomas Hughes semi-autobiographical masterpiece 'Tom Brown's Schooldays'. The town is also the birthplace of an aviation great, in April 1937 Sir Frank Whittle built the worlds first prototype of the jet engine here. Today Rugby has an attractive town centre with a good range of shops, restaurants and bars. Rugby is surrounded by some lovely old villages. Rugby is ideally located and well-connected enough to enable you to easily explore the surrounding cities of Coventry, Leicester and Northampton



Warwickshire

Warwickshire is a county in the West Midlands region of England. Warwickshire is famous for being the birthplace of William Shakespeare in Stratford-upon-Avon and Victorian novelist George Eliot, (born Mary Ann Evans), in Nuneaton. Warwickshire offers a mix of historic towns and large rural areas. It is a popular destination for international and domestic tourists to explore both medieval and more recent history



Henry James

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Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

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Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

“Henry is by far the most friendly and approachable agent that we’ve met. The best part about Henry’s service was his availability and knowledge of the property moving process. We had no issues working with Henry and we would happily recommend him.”

Sam Kealy

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