

**Penny Cottage Main Street
Bourton
RUGBY
CV23 9QS**

Guide Price £550,000



- **THREE BEDROOM**
- **EXTENDED**
- **TWO FURTHER RECEPTION ROOMS**
- **FIRST FLOOR BATHROOM**
- **SOUGHT AFTER VILLAGE LOCATION**

- **SEMI DETACHED COTTAGE**
- **OPEN PLAN KITCHEN / DINING ROOM**
- **GROUND FLOOR SHOWER ROOM**
- **WRAP AROUND GARDENS**
- **ENERGY EFFICIENCY RATING D**

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This stunning semi detached Victorian cottage sits in the heart of Bourton On Dunsmore, a home rich in character and thoughtfully extended to create generous, versatile living space. It retains a wealth of original features, from leaded windows to exposed ceiling beams, all of which add warmth, charm and a sense of history throughout.

The ground floor opens with an entrance hall leading to a beautifully presented lounge and a cosy snug, perfect for quieter moments. The kitchen diner provides an inviting space for everyday living and relaxed entertaining, complemented by a ground floor shower room. Upstairs, three double bedrooms and a further bathroom create a comfortable and balanced layout for family life. The property benefits from gas radiator central heating and secondary glazing where specified.

Outside, the cottage enjoys a well tended wrap around garden of impressive size, offering a peaceful setting with plenty of space to unwind, this leads into a separate orchard area with fruit trees, storage sheds, a greenhouse and a patio area. A driveway to the front provides off road parking for multiple vehicles.

Bourton On Dunsmore is a highly sought after village, ideally placed for access to Rugby, Leamington Spa and Coventry, with excellent links to the region's motorway networks including the M1, M6 and M45. Rugby Railway Station offers mainline services to London Euston and Birmingham New Street, making this an excellent choice for commuters. The village is a short walk from The Friendly Inn at Frankton, which is dog-friendly and offers lunches and evening meals. Dunchurch is just a short drive away, where you will find a wide selection of amenities including local shops, restaurants and schooling for all ages.

Accommodation Comprises

Entry via composite oak effect door into:

Entrance Hall

Doors off to lounge, kitchen/diner, and ground floor shower room.

Lounge

14'8" x 14'8" (4.49m x 4.48m)

Feature windows to front and side aspects. Feature fireplace. Radiator. Original beams. Oak ledge-and-brace doors to snug and entrance hall.

Snug

9'0" x 12'10" (2.75m x 3.92m)

Two feature windows to side. Further window to opposite side. Radiator.

KitchenArea

13'0" x 12'7" (3.98m x 3.84m)

Fitted with a range of oak base units. Work surface space incorporating a Belfast sink with chrome mixer tap over. Space for a Rangemaster cooker. Space for an american style fridge/freezer. Space and plumbing for a washing machine. Two Velux windows. French door to rear. Window to side. Double doors to cupboard housing boiler.

Dining Area

11'10" x 10'8" (3.63m x 3.26m)

French doors to front and side. Radiator.

Ground Floor Shower Room

Double shower cubicle. Wash hand basin with vanity unit. Tiled floor. Tiled walls. Low level w.c. Radiator. Window to rear.

First Floor Landing

Window to rear. Electric heater. Doors off to bedrooms and bathroom.

Bedroom One

13'1" x 11'10" (3.99m x 3.61m)

Window to side. Radiator.

Bedroom Two

13'0" x 12'10" (3.98m x 3.92m)

Feature window with secondary glazing to front and side. Radiator. Window to landing. Access to loft via a large loft hatch with a fitted loft ladder leading to a partially boarded loft area.

Bedroom Three

9'0" x 12'10" (2.75m x 3.92m)

Feature window with secondary glazing to side. Radiator.

Bathroom

Bath with shower over. Wash hand basin with vanity unit. Low level w.c. Tiled floor. Extractor fan. Radiator.

Front Garden

Twin timber gates open to a gravel driveway providing off road parking for four cars. Area laid to lawn. Hedgerow and fencing to boundaries. Access to rear garden.

Orchard / Side Garden

Hedgerow and fencing to boundaries. Mainly laid to lawn. Gated rear access. Greenhouse. Large wooden storage and shed. Four fruit trees.

Rear Garden

Fencing to boundaries. Patio area. Raised stoned area. Gated access to side service road. Large outbuilding used as gym. Timber shed. Outside power point. Outside tap.

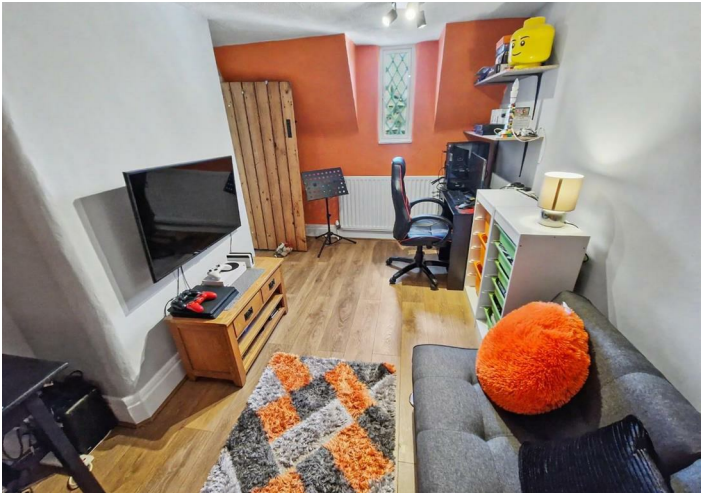
Agents Note

Council Tax Band: D

Energy Efficiency Rating: D



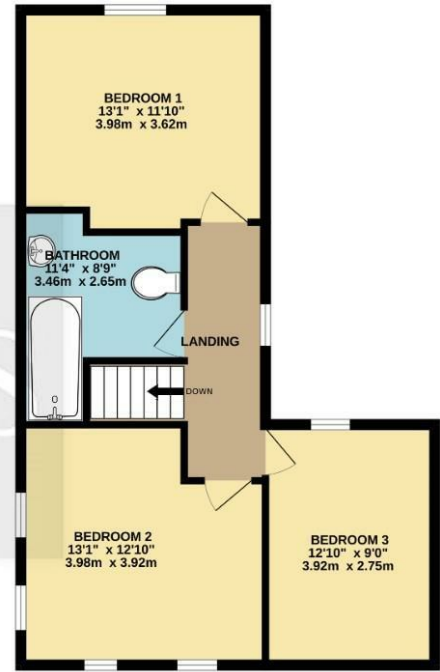




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.