

Flat 7, Sedlescombe House

241 DUNCHURCH ROAD, RUGBY, CV22 6JG

Henry James
The Rugby Property Expert

The Property Experts









If you're dreaming of living in a luxurious first floor apartment situated on the highly desirable Dunchurch Road, with excellent links to the town centre, train station and motorways then look no further than this beautifully presented apartment!

Property at a glance

No Onward Chain

Over 7 Years NHBC Warranty Remaining

First Floor Apartment In An Edwardian Mansion

Situated On The Highly Desirable Dunchurch Road

Enormous Open-Plan Kitchen, Dining And Living Room

Luxurious Ensuite and Main Bathroom

Allocated Parking For Up To Two Cars With Visitor Parking

Local Schools Within Walking Distance

Excellent Commuter Transport Links

Shopping Within Walking Distance

2 1 2













It's a pleasure to introduce you to Sedlescombe House, which prior to its conversion into residential flats in 2024, was an expansive Edwardian mansion which spanned over 6,000 square feet with extensive private grounds sitting along the highly desirable Dunchurch Road. Now the property offers this stylish, modern first floor apartment with two double bedrooms, one bathroom, one ensuite, a very spacious open-plan kitchen, dining and living room and allocated parking for two cars with additional parking spaces available for visitors. What's more this home benefits from the protection of an NHBC warranty with over 7-years remaining, offering peace of mind. Also important to note, is that this property is being brought to the market with no onward chain!!

As you approach Sedlescombe House, the first thing you will notice is the spectacular curb appeal. An impressive hedgerow of tall bushes and trees line the boundary on the grounds at the front. There is a careful balance that has been struck by providing enough parking for the apartments while retaining all of the beautiful natural environment with impressively tall trees. The building is a beautifully symmetrical Edwardian brick building with a high pitched roof and two protruding gabled wings that make the entrance to this gorgeous house even more prominent.

This luxurious first floor apartment is within walking distance to some excellent local public, private and grammar schools, local shopping is available at the nearby Sainsbury's, there are frequent bus links into Rugby town centre and you're just minutes away from Rugby train station and the M1 & M6 motorways.

"For me there are few properties that come to the market that compare to this property, it really is a statement property with a first impression that is hard to be beaten"

The Seller's View

"Our favourite room is the open-plan kitchen, dining and living room. There is plenty of space for my partner and me to spend quality time together preparing meals and relaxing in front of the TV. In the summer, this room is light and airy, but cosy and warm in the winter."

"It feels like you're in the countryside due to the trees and greenery at the front of the apartment building. The building itself is such a beautiful historic character building that has been renovated so stylishly. It feels very special, like a one of a kind property."

"The location is near one of the nicest roads in Rugby, Dunchurch Road. It's so accessible for town but also far enough away to not be in the hustle and bustle. It's got everything you need right on the doorstep."



"Our favourite room – The Kitchen, Dining and 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 Turn right onto Sedlescombe Park. Flat 7, 241 Dunchurch Road, Rugby CV22 6JG will be on the right.

Services
Mains electricity, mains water and broadband are connected

Tenure
Leasehold - 125 years from 1 January 2023 with an annual ground rent of £0 and a maintenance fee of £1,083.08 per annum

Local Authority & Tax Band
Rugby Borough Council Town Hall, Evreux Way, Rugby, CV21 2RR
www.rugby.gov.uk
Tel 01788 533533
Tax band - B

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

Amenities/Distances

Town Centre 0.9 miles

Primary Schools 0.6 miles

Train Station 2.4 miles

Motorway links 7.4 miles

Airport 23.9 miles

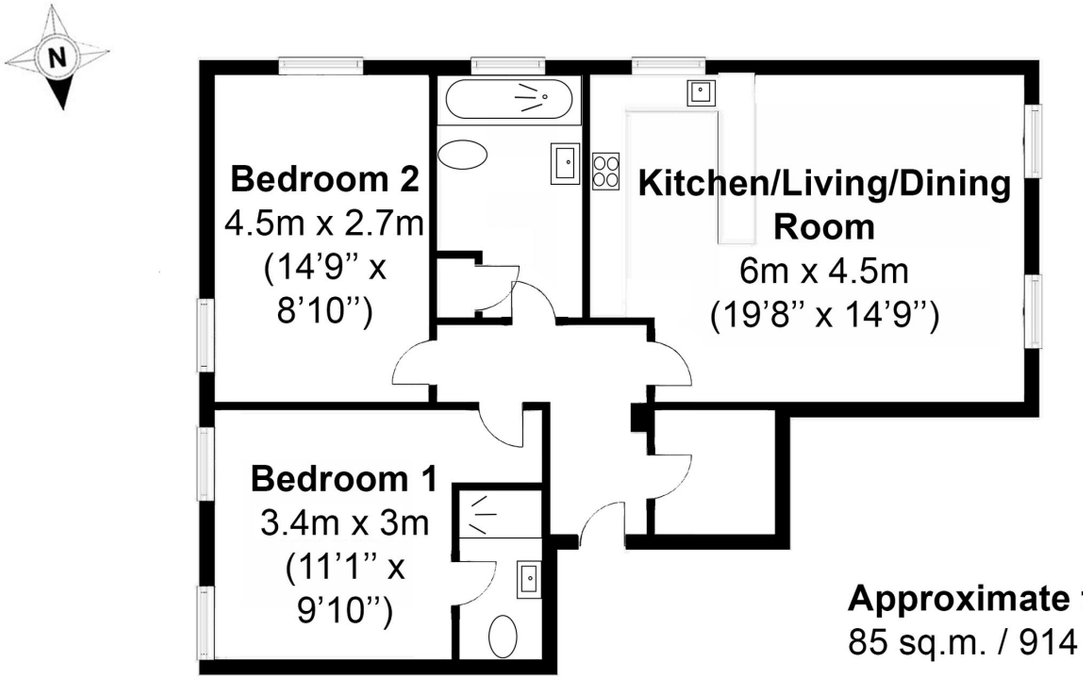
Nearest City 13.5 miles

Bus Station 0.1 miles

University 13.1 miles

Hospital 12.7 miles

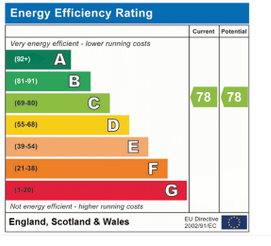
Sedlescombe House, Rugby, CV22



Approximate total area -
85 sq.m. / 914 sq.ft.

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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.



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





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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

Available 7 days a week, evening and weekend for your convenience

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

allAgents.co.uk

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