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Old Rectory Close, Churchover
Guide Price £400,000

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ESTATE AGENTS

Old Rectory Close, Churchover, Rugby

Nestled in the charming village of Churchover, Rugby, this delightful detached bungalow on Old Rectory Close offers a wonderful opportunity for those seeking a peaceful retreat. With two well-proportioned bedrooms and a spacious reception room, this property is perfect for small families, couples, or individuals looking to downsize.

The bungalow is set on a good-sized plot, providing ample outdoor space for gardening or relaxation. The double garage adds convenience and extra storage, making it an ideal feature for those with vehicles or hobbies that require additional space.

While the property requires updating, it presents a blank canvas for potential buyers to personalise and create their dream home. The village location offers a sense of community and tranquillity, while still being within easy reach of Rugby's amenities and transport links.

This is a rare opportunity to acquire a bungalow in a sought-after area, where you can enjoy the benefits of village life while having the convenience of nearby urban facilities. Don't miss your chance to explore the potential this property holds.

Porch 6'0" x 5'4" (1.85 x 1.65)

Accessed via opaque double glazed front door. Radiator. Doorway to entrance hall and door to:-

Cloakroom

Pedestal wash hand basin and low level WC. Radiator. Tiling. Opaque glazed window.

Entrance Hall 10'8" x 9'0" (3.26 x 2.76)

Built in cloaks cupboard. Radiator. Doors to rooms.

Lounge 16'9" x 14'7" (5.11 x 4.45)

Double glazed windows to the front and side elevations. Recessed decorative fireplace. Two radiators. Television points.

Kitchen / Breakfast Room 14'7" x 13'8" (4.45 x 4.19)

Fitted base and wall units. Formica work surfaces and breakfast bar. Fitted double oven and brand new five ring electric hob. Fitted under counter fridge and freezer. Double louvre doors to larder cupboard with plumbing for automatic washing machine. Stainless steel sink and drainer. Radiator. Double glazed windows to the rear and side elevations. Opaque glazed door to:-



Main Bedroom 14'2" x 12'6" (4.33m x 3.82m)
Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Two 13'1" x 12'6" (3.99 x 3.82)
Double glazed window to the front elevation. Built in wardrobes. Radiator

Bathroom 6'11" x 10'7" (2.11 x 3.23)
Panelled bath with mixer shower attachment. Large modern shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Airing cupboard housing lagged hot water tank. Vinyl flooring. Complementary tiling. Opaque glazed window.

Garden Room 14'2" x 8'9" (4.33 x 2.67)
Single glazed with glazed doors to the rear garden. Built in boiler cupboard housing oil fired central heating boiler. This room is in poor condition and requires attention.

Garage 23'3" x 14'9" (7.10 x 4.51)
Remote controlled roller door and personal door to the rear garden. Fitted butler sink. Power and lighting.

Front Garden
Large front garden laid mainly to lawn with a central paved path to the front door and further tarmacked driveway with parking for 3/4 cars. There is gated side access to the rear garden. Enclosed bin store

Rear Garden
The rear garden extends approximately 100' in length gently sloping to the rear. It is laid mainly to lawn and is private, being enclosed by fencing and hedges. There is a paved patio area directly to the rear of the house, two integral stores and an oil tank.

About Rugby
Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.

Rugby Borough Council
Rugby Borough Council,
Town Hall,
Evreux Way,
Rugby
CV21 2RR

Village Information
The village of Churcover lies four miles north of Rugby, towards the border of the county. The River Swift runs to the north and east of the village, and the Roman road Watling Street from north to west of the village. It used to be predominantly a farming village but in the 19th century many villagers began working in Rugby, in engineering or on the railway.

Agents Note
The house requires general updating throughout, but benefits from a good-sized plot and generous garden, offering clear scope to remodel and



improve, subject to obtaining any necessary consents.

Previously there was planning permission in place for an extension which has since lapsed in 2024 R20/0876 However the size and layout of the plot suggest there may be potential for future enlargement, subject to the usual approvals. This will particularly appeal to those seeking a home they can upgrade over time, whether for their own occupation or as a longer-term investment project. <https://planning.agileapplications.co.uk/rugby/application-details/31992>



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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