



4 Thruxton Place

RUGBY, CV21 1AQ

Henry James
The **Rugby** Property Expert

 **The
Property
Experts**



Have you ever dreamed of life in a luxurious detached home with great commuter links, easy access to local shops, schools and to the Oxford Canal Walk? This dream can be your new reality with this stylish home!!

Property at a glance

Stylish Freehold Detached Family Home
Four Generous Bedrooms
Stylish Open-Plan Kitchen/Dining Room
Contemporary Ensuite to Master Bedroom
Two Spacious Living Rooms
Studio With Access To Garden & Garage
Private & Spacious Rear Garden
Excellent Commuter Transport Links
Retail Park Shopping Within Walking Distance
Local Schools Within Walking Distance





It's a pleasure to introduce you to this beautifully presented four-bedroom detached family home! This spacious home offers four bedrooms, three bathrooms, two spacious living rooms for the family to enjoy, an expansive kitchen/dining room, a spacious landscaped rear garden, a big garage with a studio space at the back and parking for up to three cars.

This beautifully presented four-bedroom detached home offers a generous East-facing rear garden. The rear garden offers a large patio which is home to a fire pit table and seating for eight people. What an amazing space this would be in the night time with rhythmic crackling of the fire and the backdrop of the house and landscaped garden to view. It would make a perfect spot for alfresco dining and relaxing on a summer evening. The middle of the garden is laid to lawn and is bordered by beautifully manicured, mature shrubs and palm trees. The rear garden is also home to an external tap, outdoor lighting, CCTV for added security and a walkway which provides side access to the front of this spacious home.

This spacious home is ideally located in a prime town centre location on Thruxton Place. Residents are drawn to this area due to its proximity to Junction One and Elliott's Field Retail parks and also to Swift Valley Nature Reserve and the Oxford Canal Walk. There are also excellent commuter links locally with convenient access to Rugby Railway Station and the M1 & M6 motorways, as well as easy access to Rugby's vibrant town centre and Rugby's excellent network of local schools.



“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

“Hands down, our favourite room, as a family, is the open-space kitchen/dining room. It is lovely to keep connected and in the same space as we all do different things like cooking, cleaning and doing homework on the dining room table.”

“Our absolutely favourite time of year is the Spring, our garden starts blossom and the weather starts to soften so we can come out and enjoy our meals in the alfresco area and play games and kick a ball around on the grass.”

“What attracted us to this house was its location. We are very close to the town centre and Elliot's Field so we rarely have to use our car to go anywhere. We are lucky to neighbour the green at the front of our house as this makes our home feel very peaceful.”



Directions

Head east on M6. At junction 1, take the A426 exit to Rugby. Use the 2nd from the right lane to take the ramp to A426. At the next three roundabouts, take the 2nd exit onto A426 and then Leicester Road. At Kipling Roundabout, take the 1st exit onto Boughton Road. Turn right onto Projects Drive. Turn left onto Thruxton Place. 4 Thruxton Place, Rugby, CV21 1AQ 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 - D

Viewing Arrangements

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

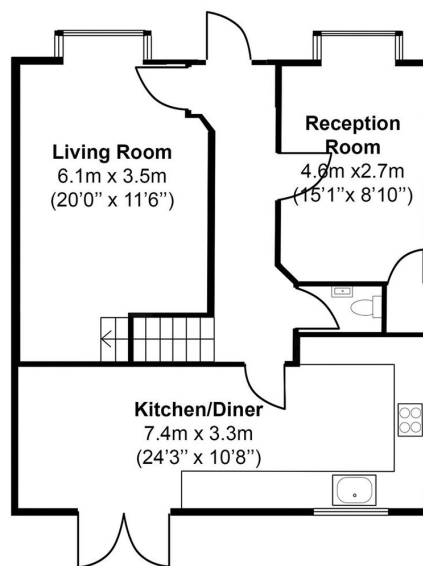
Amenities/Distances

Town Centre 1.9 miles
Primary Schools 1.2 miles
Train Station 0.9 miles
Motorway links 2.4 miles
Airport 25.9 miles
Nearest City 15.4 miles
Bus Stop 0.3 miles
University 12.4 miles
Hospital 11.5 miles

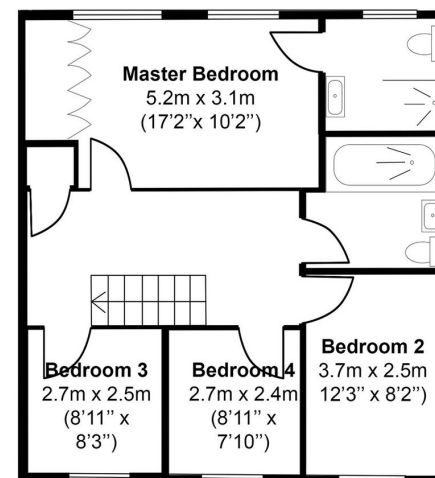


Thruxton Place, Rugby, CV21

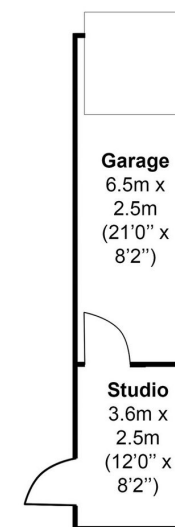
Total Approximate Area - 149 sq.m./ 1603 sq.ft.



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 Efficiency Rating	
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

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

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“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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