



Nunswood House, Princethorpe, Rugby

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A spacious, detached bungalow with **exceptional development potential** set in a secluded location near the sought-after village of Princethorpe, surrounded by a lawned garden, pasture and woodland extending to 20.45 acres.

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## Summary of accommodation

### Bungalow

Reception hall | Dining Hall | Drawing room | Kitchen/breakfast room | Utility room | Conservatory | WC | Three en suite bedrooms  
Two further bedrooms

### Outbuildings

Single garage | Double garage | Carport with attached store | Barn with triple gated front | Stables

### Land

Lawned garden | Woodland | Pasture

In total, land extends to 20.45 acres

### Distances

Leamington Spa 7 miles, Southam 8 miles, Kenilworth 9 miles, Warwick 10 miles, Stratford upon Avon 19 miles, Birmingham 30 miles  
(All distances and times are approximate)



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## Situation

Nunswood House is situated just outside the village of Princethorpe, located to the northeast of Warwick and Leamington Spa and to the west of Rugby. The nearby village has a highly regarded local primary school and the Three Horseshoes public house.

The towns of Rugby, Warwick and Leamington Spa, and the City of Coventry are all easily accessible and provide extensive shopping and leisure facilities.

The property is well placed for access to the Midlands motorway network and is within commuting distance of Birmingham and London. There is a choice of railway stations providing routes to the north and south.

There are several good state, grammar and private schools in the area to suit most requirements, with Princethorpe College approximately 1 mile from the property, Bilton Grange Prep School in Dunchurch, Rugby School and grammar schools in Rugby, Kingsley School for Girls and Arnold Lodge Preparatory School in Leamington Spa, and Warwick Foundation schools in Warwick.

Racecourses are to be found at Stratford-Upon-Avon and Warwick, golf courses at Coventry, Leamington Spa, and Warwick, and Draycote Water, nearby, provides sailing and fishing.

The Fosseway, which passes by the village, gives access to the Cotswolds to the south.

## The property

Nunswood House, situated near the sought-after village of Princethorpe, is situated in a private and secluded location, offering fantastic development potential with a range of outbuildings, a lawned garden, pastureland and woodland extending to 20.45 acres. The property is accessed via wooden electric gates that opens to a tarmac drive, shared with the neighbouring property, and continues to a private driveway with an electric vehicle charging point, parking for multiple cars, and provides access to the bungalow, the outbuildings, and the land.







The bungalow is of brick construction, painted white under a slate roof and offers UPVC windows throughout. The property would benefit from modernisation and is an exciting development opportunity, subject to obtaining the necessary planning consent. Beyond the front door lies a spacious reception hall that provides access to a downstairs WC, a partly glazed conservatory with delightful southerly and westerly views, and a dining hall. Doors from the dining hall open to the generous drawing room, separated by a central fireplace and steps rising to a further seating area. The dining hall also leads to the kitchen/breakfast room with fitted units, an AGA and beautiful northerly views to the garden, and a utility room with an external door leading to a patio area and the garden beyond.

The bungalow further extends to five well-proportioned bedrooms, two of which have en suite shower rooms, and one has an en suite bathroom with a shower fitting above. The bathroom and shower rooms include modern sanitary fittings with heated towel rails and have been refurbished to an excellent standard. The two remaining bedrooms include fitted wardrobes. Each bedroom benefits from large windows, allowing natural light to flood in, and offers a different view of the surrounding garden, pasture, and woodland beyond.





## Outbuildings

Nunswood House offers two garages and a car port with an attached store adjacent to the bungalow. The property further offers a barn with a triple-gated front and stables.

## Gardens and grounds

The garden surrounds the property and is principally lawned with a spattering of mature trees, including a weeping willow. The main expanse of the lawned garden lies to the north of the bungalow and is bordered by a mature hedgerow on the northerly and westerly boundaries and bordered by the woodland to the easterly boundary.

The land at Nunswood House includes pastureland with excellent equestrian potential to the west of the bungalow, outbuildings, and a woodland to the south and east. In total, the land extends to 20.45 acres.

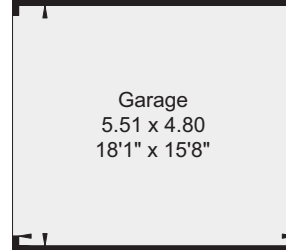
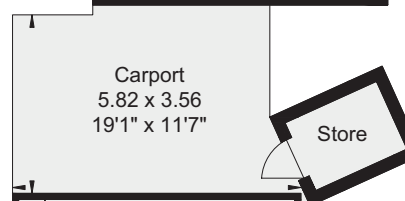
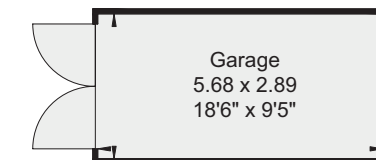
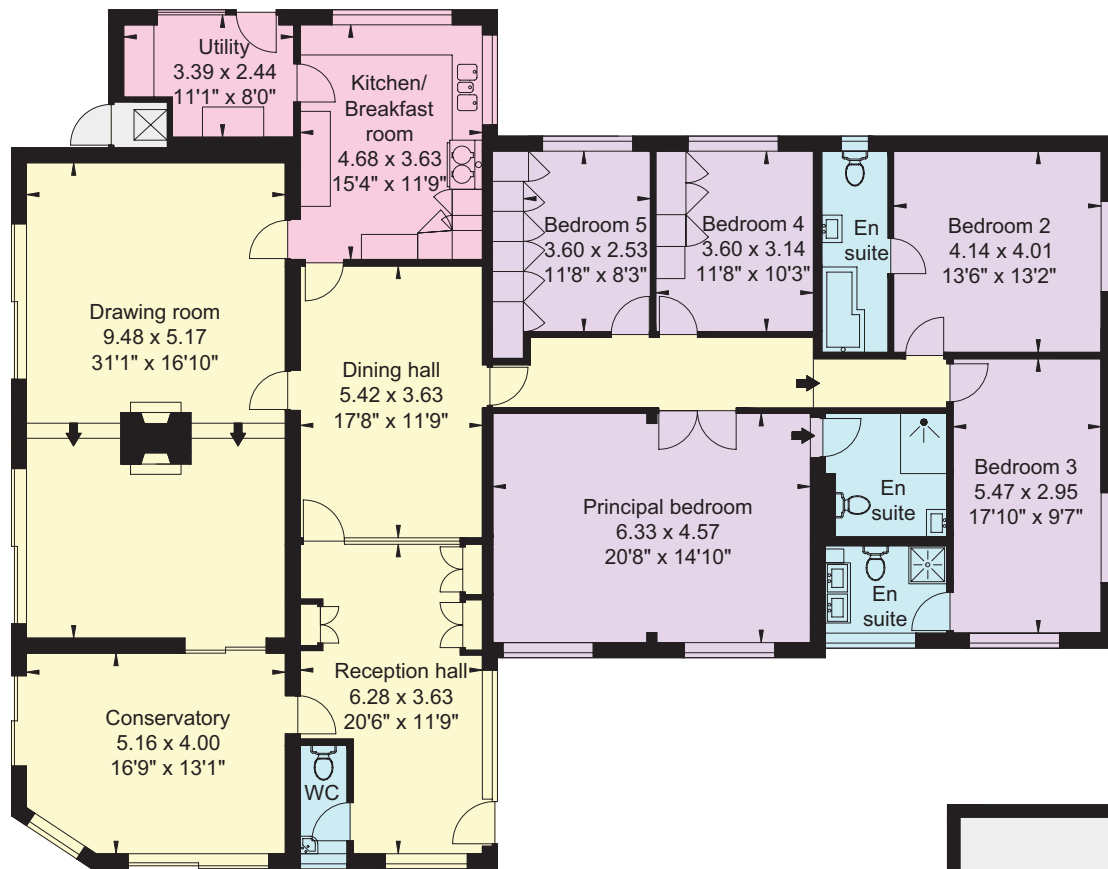
## Services

Mains water and electricity are connected to the property. Private drainage.

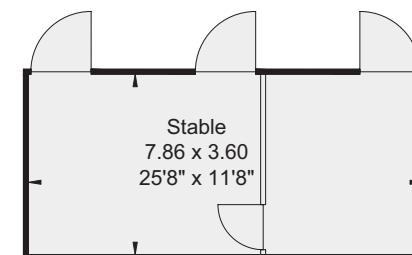
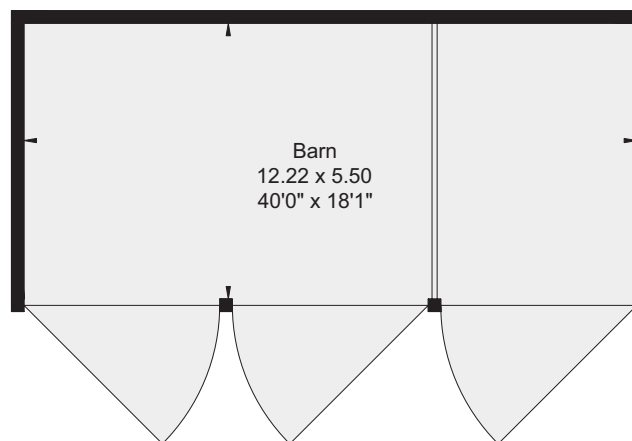
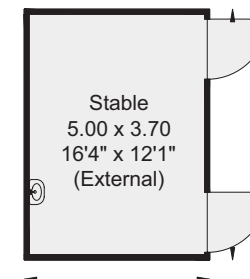




- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Outbuildings**  
Not shown in actual location / orientation



**Approximate Gross Internal Floor Area**

**House: 264 sq m (2,842 sq ft)**

**Outbuildings: 179 sq m (1,927 sq ft)**

**Total: 443 sq m (4,769 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

## Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, including the fitted carpets, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions (CV23 9QA)

From M40 (J11) at Banbury, proceed towards Banbury and take the A423 Southam and Coventry Road. Proceed past Southam, through Long Itchington and Marton to Princethorpe. Proceed over the Fosseway and turn left on to the B4453 Leamington Road. Continue for one mile and bear right on to Burnthurst Lane. Continue past a driveway on the left, and Nunswood House is accessed via the second driveway on the left.

## Viewing

By prior appointment only with the agents.

## Property information

**Tenure:** Freehold

**Local Authority:** Rugby Borough Council: 01788 533 533

**Council Tax:** Band F

**EPC Rating:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2024. Photographs and videos dated September 2024.

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Date: 07 September 2024  
Our reference: STR012469197

## Nunswood House, Burnthurst Lane, Princethorpe, Rugby, CV23 9QA

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,400,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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