12 Regent Place, Rugby, Warwickshire, CV21 2PN

HOWKINS & HARRISON

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Guide Price: £425,000

A well presented five-bedroom character townhouse offering in excess of 2,000 sq ft of versatile accommodation, with generous room sizes, complemented by stylish modern finishes and ideally situated within walking distance of Rugby town centre and Rugby railway station. Thoughtfully remodelled and significantly improved by the current owner, this impressive home seamlessly combines period charm with contemporary living. The property offers spacious and flexible accommodation arranged over three floors, making it ideal for modern family life. Further benefits include off-road parking directly in front of the property.

Features

- Town centre location
- Five bedrooms
- Principal bedroom with dressing room and luxury en-suite
- Stunning family bathroom
- Open plan sitting/dining room
- Shaker style kitchen
- Luxury herringbone flooring
- Utility room and downstairs cloakroom
- Original fireplaces, one including a wood burning stove
- Period features
- Cellar
- Low maintenance rear garden
- Off-road parking to the front of the property

Location

Regent Place is ideally located within walking distance of both Rugby town centre and Rugby railway station. Rugby town has a good selection of high street and independent shops, as well as restaurants, bars, coffee shops and leisure facilities. State funded and independent schooling is available within the town or a short bus journey away, with Lawrence Sheriff and Rugby School both being within walking distance. The property is well positioned for the commuter with easy access to road and rail networks, including M1, M6, M45, A14 and A45. Rugby railway station offers a frequent high speed train service to London Euston in just under 50 minutes, as well as regular services to Coventry, Birmingham, Northampton, Milton Keynes and the north.

Ground Floor

Upon entering the property, you are welcomed by an impressive entrance hall featuring attractive Minton-style flooring, setting the tone for the character found throughout the home. A decorative moulded arch with ornate cornicing enhances the period charm, while a staircase rises to the first floor and doors lead to the ground floor accommodation. The beautifully presented open-plan sitting/dining room offers generous and versatile living space, ideal for both everyday family life and entertaining. Finished with luxury herringbone flooring, the room enjoys an abundance of natural light from the attractive bay window to the front elevation. Two characterful brick-built feature fireplaces provide focal points within the room, one of which is currently in use and fitted with a wood-burning stove set upon a charming mosaic-tiled hearth. A door to the rear provides direct access to the garden. The kitchen has been thoughtfully refitted to a high standard, featuring a comprehensive range of shaker-style cabinetry complemented by pan drawers, integrated cutlery storage and elegant quartz marble-effect work surfaces. Continuing the herringbone flooring from the kitchen into the adjoining utility room creates a seamless flow throughout the space. Further features include a Blanco Belfast sink, integrated waste bins, integrated dishwasher, extractor hood, and space for a Range-style cooker and American-style fridge/freezer. Accessed from the kitchen, the useful cellar provides excellent storage space, while the adjoining utility room offers further practicality. Beyond, the cloakroom is fitted with attractive tiled flooring and comprises a low-level WC and wash hand basin set within a stylish shaker-style vanity unit.

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First and Second Floor

The spacious galleried landing provides an impressive sense of space and leads to the first-floor accommodation, with a staircase continuing to the second floor. The principal bedroom is a superb retreat, enjoying an attractive bay window to the front elevation that floods the room with natural light. Beautifully presented with stylish herringbone flooring, the room retains its character through an elegant chimney breast and original fireplace (currently not in use). Formerly two separate rooms, the space has been thoughtfully reconfigured to create a luxurious bedroom suite complete with a dedicated dressing area. A sliding door leads to the beautifully appointed en-suite shower room, featuring a walk-in rainfall shower with brushed gold fittings, a contemporary double vanity unit with twin wash hand basins, marble shelving, and a heated towel rail, all finished to an exceptional standard. Adjacent is a further room which would make an ideal nursery, home office or study. Bedroom Two is a generous double bedroom overlooking the rear garden and benefits from a fitted storage cupboard. Serving this floor is a stunning family bathroom, combining contemporary styling with period charm. Features include a striking matt black framed shower enclosure with complementary mosaic tiling, a heated towel rail, WC, vanity wash hand basin, and a beautiful freestanding claw-foot slipper bath with traditional Victoriana-style taps and handheld shower attachment, creating a luxurious space in which to relax and unwind. To the second floor, there is eaves storage and three further bedrooms.

Outside

There is a paved area to the front of the property ideal for parking a vehicle which benefits from an EV charging point. A gate provides access to the rear which has been designed as a low maintenance garden laid with a patio and astro turf. A garden shed positioned in one corner provides useful external storage.

Agents Note

Please note that some images within this brochure include AI-generated furniture for illustrative purposes only. These images are intended to demonstrate the potential layout, scale and appearance of certain unfurnished rooms.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

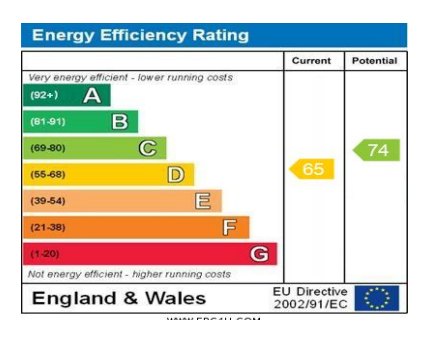
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

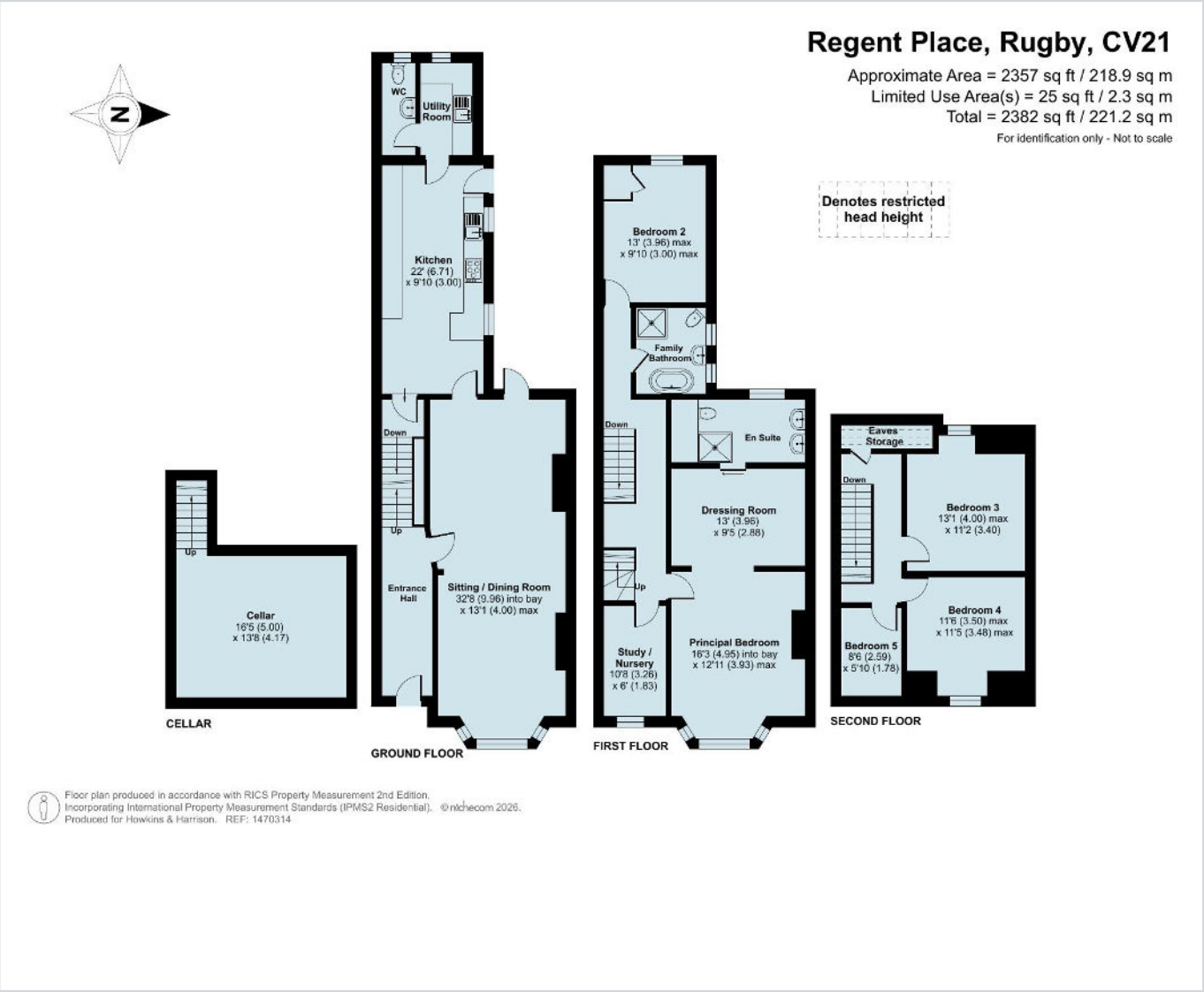
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.





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