



Majestic Victorian Elegance

Toft Hill, Toft, Dunchurch, Warwickshire CV22 6NR



Impressive Victorian detached home • Edge of village • Contemporary living • Traditional features • Landscaped gardens • Outdoor swimming pool

Local information

Dunchurch village is situated just 3 miles from Rugby. It has useful amenities including shops, pharmacy, post office, doctors' surgery, pubs, restaurants, library, village hall and a petrol station.

Dunchurch is on the bus route, and offers good access to the M1/M6 and M45 motorways. Rugby train station 4.4 miles, which operates mainline services to London Euston in less than 50 minutes.

Rugby offers a wider range of retail and leisure facilities. Just 1.5 miles down the road is Draycote Water and country park - a 650-acre reservoir used for sailing, windsurfing, fly fishing and bird watching. It is popular with walkers and cyclists. Toft Alpacas is based on the banks of the reservoir. In the next village, Thurlaston, there is an 18-hole golf course.

Within a 3-mile radius there is also a selection of state schools and two grammar schools.

Junior schooling is available at the well reputed Dunchurch Junior School, rated as 'Outstanding' by Ofsted (at time of print, Sept 2020), and the Montessori nursery school and independent prep school at Bilton Grange School (4-13yrs). Secondary schooling can be found at Rugby School (a co-educational boarding and day school), Rugby High School for girls (grammar school, 11-18yrs), Lawrence Sheriff 13-18ys (boys, grammar school) and

Princethorpe College.

The M45, M1, M6 and M40 are all readily accessible with Birmingham, Solihull (26 miles) Stratford-On-Avon, Coventry, Northampton, Leicester and Warwick all within commuting distance. Birmingham International is the nearest airport about 22 miles away.

Approximate distances and times: Daventry 8 miles, Rugby 3 miles (Rugby train station), Coventry 12 miles, Leamington Spa 14 miles, Northampton 21 miles, Birmingham airport 22 miles.

About this property

Toft Hill an impressive Victorian 1860 detached house situated on the edge of the village, approached through solid electric gates with a sweeping drive, surrounded by landscaped gardens with swimming pool and pool house.

The current owners have completely renovated the house to create stunning contemporary living yet maintaining its elegance and charm with many of the traditional features still intact including wooden floor boards, working shutters, working fire places and wood effect gas fires. The servants bell system is still intact.

The kitchen/breakfast room offers open plan living flooded with natural light from the bi fold doors and roof lantern in the adjoining sitting room area.





A fully equipped kitchen ready for entertaining, including Miele fixtures and fittings, microwave convection oven, steam oven, built in fridge, freezer and dishwasher, wine fridge, and bespoke kitchen units with large island unit. Portuguese limestone tile is laid throughout the kitchen, sitting room and utility room with under floor heating.

The adjoining reception hall with main entrance links the contemporary kitchen with the more traditional more formal Victorian reception rooms including dining room, drawing room and study with exceptional high ceilings, oak floors, fireplaces, large windows and working shutters with views and accessibility out onto the surrounding gardens and pool.

The gymnasium, sauna and shower room provide the ideal home working gym, with bi fold doors out on to the front drive and access to adjoining double garage with electric doors. The cellar offers an extra storage space.

On the first floor is the principal bedroom with separate dressing room, bespoke built in wardrobes and separate en suite bathroom, offering two sinks, bath and power shower. There are three further large bedrooms, two bathrooms and a snug on this level. There is a back staircase from the kitchen which gives easy access to the first floor bedrooms.

Outside are landscaped gardens with mature trees enclosed by a high wall and fencing. There is an orchard with mature fruit trees and plenty of flat lawn area to play football or cricket.

Beautiful swimming pool and pool house surrounded by Portuguese limestone terracing giving that wonderful inside/outside feel from the sitting room and kitchen. A lovely combination of old versus new!

SERVICES

Mains water and electricity, Gas central heating and mains drainage are connected to the property. BT and Broadband connected.

LOCAL AUTHORITY

Rugby Borough Council

COUNCIL TAX: Band G

TENURE: FREEHOLD

Viewing

Strictly by appointment with Savills









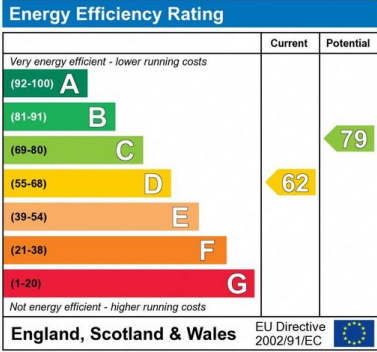
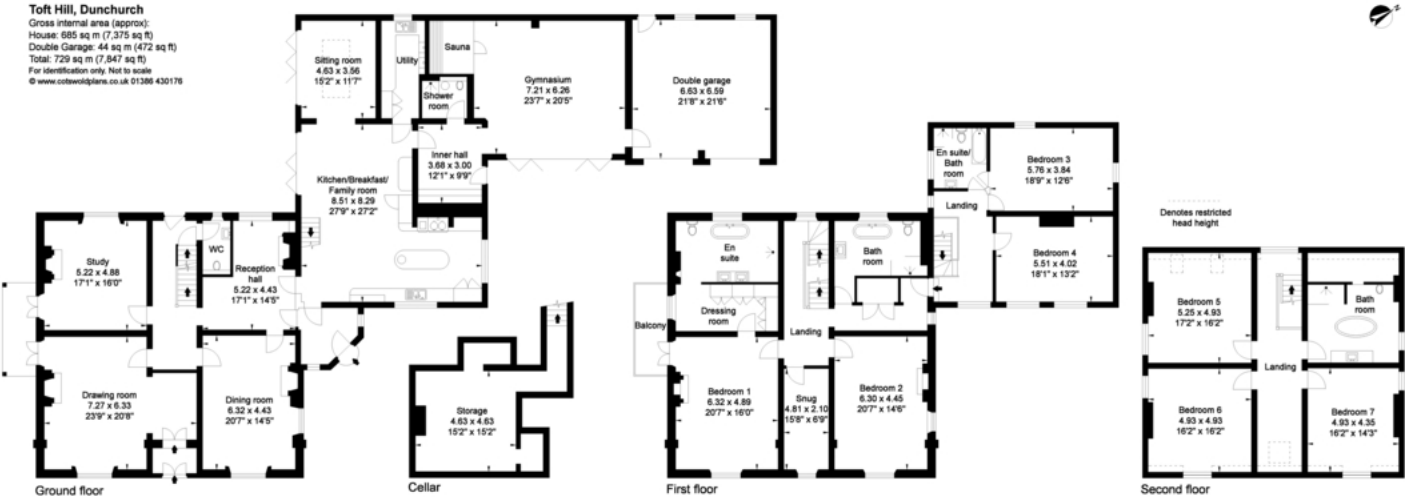
Toft Hill, Toft, Dunchurch, Warwickshire CV22 6NR
Gross internal area (approx) 7,375 sq ft
Outbuildings 472 sq ft
Total 7,847 sq ft



savills

savills.co.uk

Sophie Gannon
Savills Banbury
01295 228009
sgannon@savills.com



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02020150 Job ID: 146303 User initials: HS

