



# BLENHIEM VILLA, NEWBOLD ROAD

Rugby, CV21 2ND



DAVID COSBY  
ESTATE AGENTS



# Blenheim Villa

Newbold Road, Rugby,  
Warwickshire, CV21 2ND

£350,000 (OIRO)

## Features

- Victorian Villa
- Town centre location
- Period features
- 3 double bedrooms
- Ensuite and dressing room
- Family bathroom
- Kitchen / breakfast room
- Two reception rooms
- Ground floor WC
- Basement
- Good size rear garden
- Outbuildings

## Description

Blenheim Villa is a fine example of late Victorian architecture combining classical styles with Gothic detailing. The property is set well back from Newbold Road with an enclosed attractive front garden. The prominent front façade features steeply pitched roofs; a double height bay, pointed arches with contrasting brick courses and a pretty front entrance porch. There is gated external access to a large rear garden with large timber shed, brick outbuildings, and an external WC. There is spacious internal accommodation with high ceilings throughout. At ground floor the large entrance hall and stairwell has panelled doors leading to the front facing reception rooms, a cloak room, store, and the kitchen breakfast room. A door to the rear of the entrance halls provides access to the basement. At first floor, the galleried landing area has a useful utility area off the half-landing. There are three good sized double bedrooms with the bedroom three benefiting from a good-sized dressing room and en-suite. The family bathroom is fitted with a modern four-piece suite.



# The Property

## Entrance Hall

The impressive entrance hall is accessed via an original pitch-pine door within a pretty entrance porch with Gothic archway and matching side casement window. Floors have been finished with period geometric encaustic tiles and stained timber wainscoting has been applied to perimeter walls. Further gothic archways lead to the rear portion of the entrance hall where there is a beautiful stained-glass window overlooking the rear garden. Original panelled doors lead to the main reception rooms, and cloak room, and there is a useful part-tiled utility area with timber sash window overlooking the rear garden. Stained oak stairs with a half landing and decorative newel posts lead to the first-floor galleried landing and brick steps lead down to the basement.

## Kitchen / Breakfast Room

The large kitchen/breakfast area is located to the rear left hand side of the property and features contemporary style base and wall units with a large central island, fitted with a Siemens induction hob. White quartz work surfaces have been installed and there is a brushed chrome double inset sink with drainer and mixer tap. Perimeter walls have been partly finished with stained timber wainscoting and tasteful decorative lining paper has been fitted within the breakfast area. Artificial lighting is provided by recessed ceiling lights and there is a pendant light above the central island. Floors are finished with Amtico style board and there is a timber sash window to the rear elevation providing natural lighting above the sink. The mixer tap is fitted with an Quooker installation providing safe, instantaneous boiling water. Further natural lighting is provided to this large family space from a period style window with individual single glazing incorporating timber shutters to the right-hand side of the breakfast area.

## Dining Room

The dining room is located to the front left-hand side of the property and features a large four pane original timber sash window overlooking the front garden and providing natural lighting. There is an impressive feature fireplace with decorative Portoro Gold black marble surround and cast-iron insert. Plush cut pile carpets have been fitted and there are original picture rails and profiled dado rails. A beautiful central ceiling rose has been installed and there is a full height built-in bookshelf to the rear niche of the chimney stack.

## Sitting Room

The main sitting room is an impressive space with high ceilings, decorative perimeter covings, profiled picture rails, and two number decorative plaster ceiling roses. Walls are finished with decorative embossed lining paper and there is a beautiful feature fireplace with decorative cast iron insert and copper and brass hood with tiled hearth and classically styled marble surround. An original ceramic servant bell pulls is still in place to the side of the fireplace. Floors are finished with cut pile carpet and the segmental bay window to the front elevation is fitted with original timber sash windows which provide wonderful natural lighting.





### **Cloak Room**

The cloak room is located to the rear of the entrance hall and is fitted with a contemporary wash hand basin and WC incorporating vanity unit and concealed system. This useful cloak room also has a chrome towel rail, ceramic floor tiles and a top hung casement window providing natural lighting and ventilation.

### **Store/Utility**

Located to the rear of the entrance hall there is a utility area with checkerboard terracotta tiles, hot and cold-water feed, and power. Natural lighting is provided by a four-pane timber sash window overlooking the rear garden.

### **First Floor:**

#### **Laundry Room**

Located on the half landing, the laundry room was originally a cloakroom and still features a corner wash hand basin. The original WC with high level cistern has been removed but feed pipes are still available and currently serve the washing machine. Walls have timber wainscoting to half height and floors are finished with polished ceramic tiles. There is a frosted four panel timber sash window to the rear elevation and a built-in corner unit above the wash hand basin.

#### **Landing**

The galleried landing has decorative stained oak balustrades and newel posts. The part vaulted ceiling features a double-glazed Velux roof light providing good natural lighting and there is a hatch providing access to the loft. Walls are finished with two-tone emulsion with a timber profile dado rail and deep-set timber skirtings. Original four-panel timber doors with brass ironmongery lead to the bedrooms and laundry room on the half landing. A further four-panel door with decorative leaded light provides access to the family bathroom.

#### **Bedroom One**

Bedroom one is a large double room located to the front right-hand side of the property with an impressive segmental bay fitted with timber sash windows and incorporating a low-level seat. Walls are part vaulted with exposed hip rafters and there is a profiled timber picture rail. The feature fireplace has a cast iron insert and decorative tiles with painted stone hearth surround.

#### **Bedroom Two**

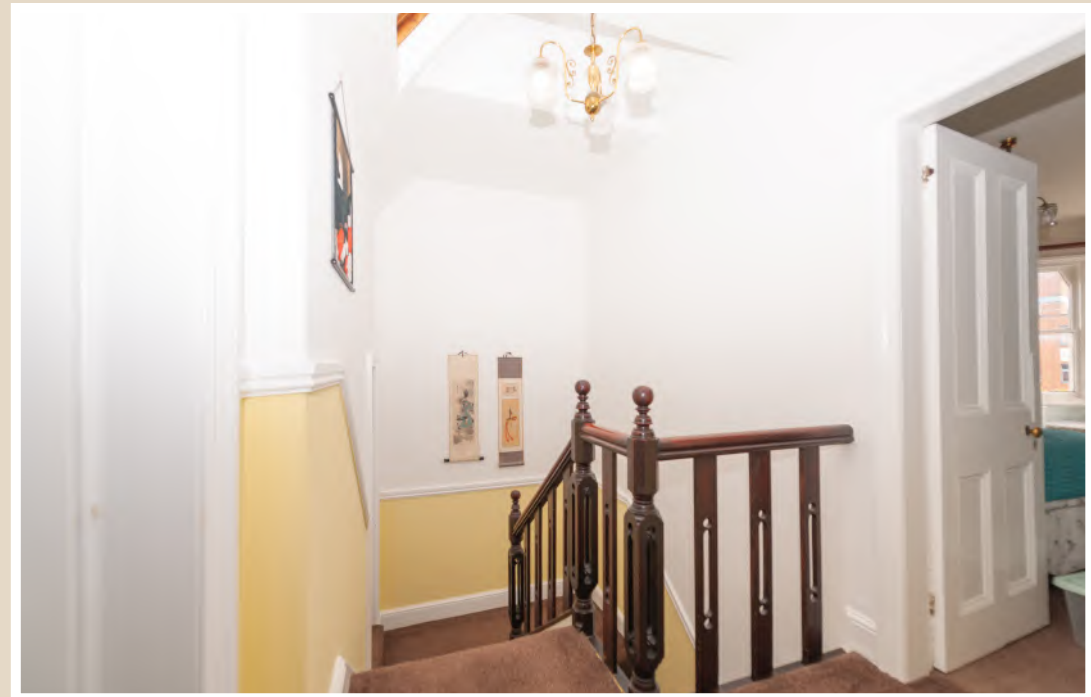
Bedroom two is located to the front left-hand side of the property and is a good-sized double room with two pane timber sash window overlooking the front garden and a four panel door leading to a deep wardrobe with perimeter shelving and coat hooks. There is an open fire with cast iron insert and classically styled surround. Walls are partly finished with decorative lining paper to eaves height and floors are finished with cut-pile carpet.

#### **Bedroom Three**

Located to the rear left hand side of the property, this good size double bedroom has a four-pane timber sash window overlooking the rear garden. A deep cupboard provides ample storage and there a large dressing room area and ensuite. Ceilings are typically high with perimeter picture rails and floors are finished with cut pile carpet.

#### **Dressing Room**

A bright area with four-pane timber sash window overlooking the rear garden and built-in corner wardrobes. The balanced flue combination boiler is housed within a timber unit to the rear elevation. There is a four-panel door leading to the ensuite.



### En-Suite

Fitted with a one-and-a-half size shower cubicle with sliding glazed door and rain effect rose with additional shower hose. A ceramic wash hand basin with pedestal and chrome mixer tap have been installed and there is a contemporary close-coupled WC. Walls are fitted with white glazed tiles and the floor has slate effect ceramic tiling. Mechanical extract ventilation and recessed lighting has been installed.

### Family Bathroom

The family bathroom is located to the rear of the property and has a part-frosted four-pane timber sash window to the rear elevation. Sanitary appliances include a large double-sided jacuzzi style bath with chrome mixer tap and shower hose. A large quadrant shower with glazed double sliding doors is fitted and there is a contemporary ceramic wash hand basin with chrome mixer tap and vanity unit below. A close-coupled WC is fitted and there is a chrome towel rail. Floor are finished with slate effect ceramic tiling and there is matching wall tiling fitted to eaves level. Mechanical extract ventilation has been provided.

### Basement

The basement area is accessed from the rear of the main entrance hall. It is fitted with power and lighting and provides storage space for non-perishable goods and a useful workshop space. The basement floor is mainly finished with bricks and the perimeter walls have been white washed. A four-pane casement window to the lightwell provides ventilation and natural lighting. Ceilings are partly boarded, and the gas and electric meters are located to the front elevation wall together with the mains water stop tap.



## Outside Areas

### Front Aspect

Blenheim Villa is set well back from Newbold Road with decorative metal gates set within brick piers providing access to the ornate front garden with perimeter shrubs and low-level dwarf walls. A metal grate covers the lightwell to the cellar and a mixture of metal and hedgerow provide perimeter boundaries.

### Rear Garden and Outbuildings

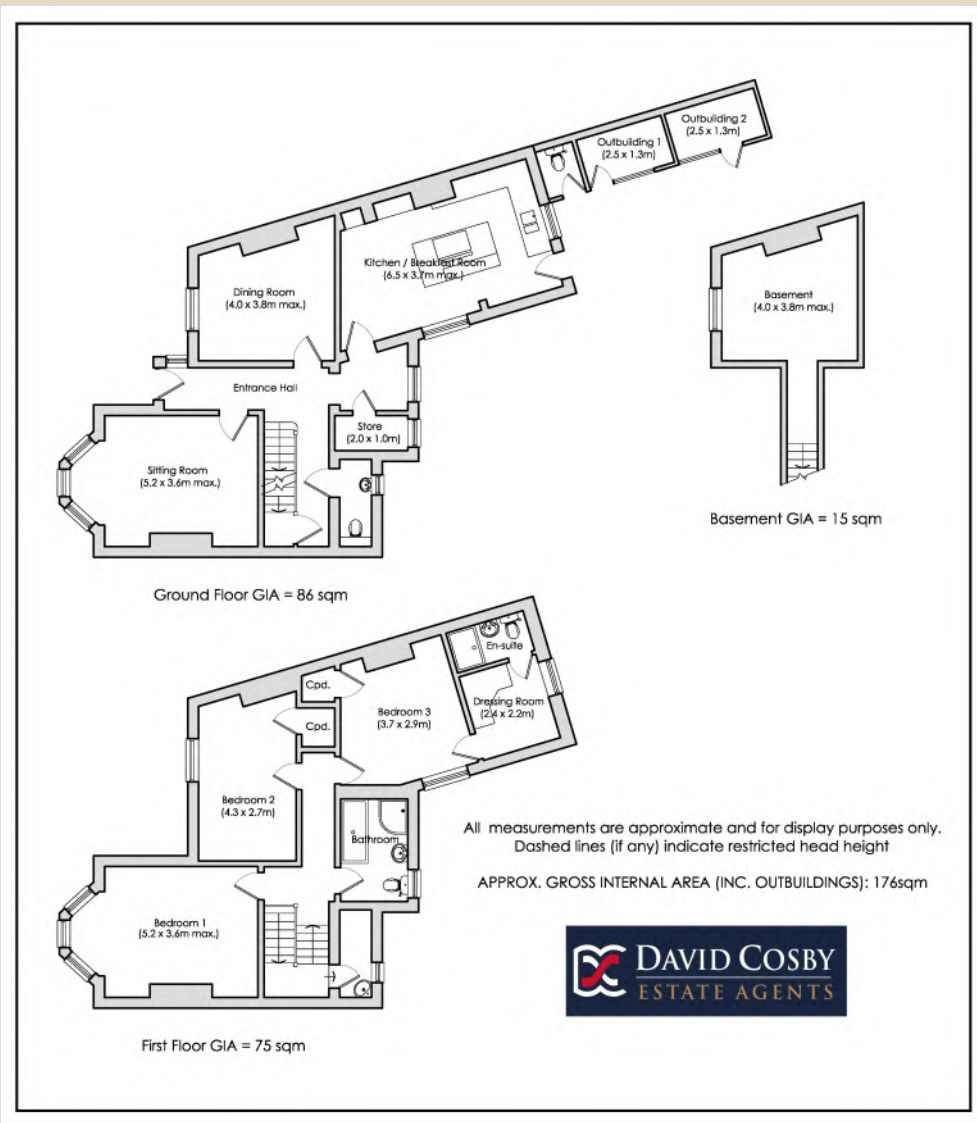
The property benefits from an unusually large rear garden for this period which includes a large central lawn area, two brick outbuildings and a further outside WC beneath a mono pitch slate roof. The outbuildings have single glazed windows providing natural lighting. There is also a good-sized timber shed and patio area. A concrete pathway leads to the ledged and braced gate providing a pedestrian right of way to nearby Duke Street. Remaining boundaries to the property comprise facing brick walls with adjacent established shrubs and plants.

## Location

Blenheim Villa is located within walking distance of nearby supermarkets, shops, banks and restaurants in Rugby Town Centre and a short bus route from the retail parks and cinema at Elliot Fields and Junction One. Rugby itself is famous for the local public school of the same name which again is a short walk from the property, and the town is centrally located for good access to the motorway network of the M1, M6 and M45. In addition, trains from the local railway station travel directly to Birmingham New Street and London Euston.







**Local Authority:** Rugby Borough Council

**Services:** Water, Drainage, Electricity, and Gas

**Council Tax:** Band D **EPC:** Rating E

### Agent's Note

Please note that these particulars are subject to the approval of the Vendors. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

### Important Notice

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David Cosby | Maidford Road | Farthingstone

Northamptonshire | NN12 8HE

t: 01788 227871 e: enquiries@davidcosby.co.uk

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)

