



Dunchurch Hall, Dunchurch, Rugby
£375,000



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Crowhurst Gale Estate Agents are pleased to present to market this spacious and modern ground floor 'Over 55's' retirement property located within this prestigious development of Dunchurch Hall. Ideally situated for local amenities, restaurants and public houses.

In brief the property to one level comprises: entrance hall, lounge, dining room, garden room, re fitted kitchen, master bedroom with re fitted en suite, re fitted bathroom and a second double bedroom. Further benefits include: double glazing, duplex electric heating and garage.

This property comes with its own rear garden and each resident can enjoy the landscaped communal gardens that extend some 10 acres and include a private nature conservation area with a large pond. There is also a quest suite, laundry room and a minibus service available to all residents. This property must be viewed to fully appreciate all Dunchurch Hall has to offer and is offered with no onward chain.

Communal Entrance Hall

Entry via a communal front door. Video entry system. Stairs to first floor. Door to grounds. Door to:

Entrance Hall

Enter via composite front door. Electric heater. Door to built in storage cupboards. Video entry system. Doors to:

Lounge 17'9" x 13'1" (5.42m x 3.99m)

Double glazed window to side aspect. Feature electric with surround. Media outlet points. Electric heater. Wooden glazed doors into:

Dining Room 11'1" x 9'4" (3.39m x 2.87m)

Double glazed window to the front aspect. Electric heater. Serving hatch.

Garden Room 10'0" max x 7'5" max (3.05m max x 2.27m max)

Upvc double glazed french doors onto the courtyard. Upvc double glazed windows to either side. Karndean flooring. Electric points.



Re Fitted Kitchen 11'0" x 8'3" (3.36m x 2.54m)

Double glazed window to the front aspect. A Howdens fitted kitchen with a range of eye and base level units with wooden worktop surfaces, inset white one and a half sink with drainer and mixer tap over. Fitted four ring hob with extractor over. Fitted double oven. Fitted dishwasher and fridge/freezer. Karndean flooring.

Bedroom One 16'6" max x 12'2" (5.03m max x 3.73m)

Double glazed window to the rear aspect. T.V & telephone point. Fitted wardrobes, electric heater. Door to:

Re Fitted En Suite Shower Room 9'10" x 6'9" (3.02m x 2.08m)

Double glazed window to the rear aspect. A part tiled suite with fully tiled double shower enclosure with seat and grab rail. Vanity unit with inset wash hand basin, w.c. Electric shave point, electric heated towel rail and extractor fan. Door to cupboard with space and plumbing for washing machine. Karndean Flooring.

Bedroom Two 12'0" x 11'1" (3.68m x 3.40m)

Double glazed window to the front aspect. T.V & telephone point. Fitted wardrobes, electric heater.

Re Fitted Bathroom 7'1" x 5'2" (2.16m x 1.59m)

Double glazed window to the front aspect. Bath with shower attachment over. Vanity unit with inset wash and basin, w.c, electric shave point, electric heated towel rail. Extractor fan. Karndean flooring.

Rear Garden

There is an enclosed patio garden to the rear which can be accessed via the Garden Room. The garden has maturing shrubs to the boundary and there is a pedestrian gate that leads out to the extensive grounds of the estate.

Garage

There is a garage situated en-bloc and has power and light connected. Electric door.

Agents Notes

Tenure & Services

Tenure: Leasehold

Term: 150 years (from 1997).

Ground Rent: There is no ground rent.

Conditions: There is a 55 years age restrictive covenant.

Service Charge - £2,219 every quarter. = £8,876 Yearly

Services charge includes: resident estate managers, personal alarm system, laundry room, building insurance, water rates, grounds and guest suite available for visitors to stay

Additional Information

Dunchurch Hall was built in 1840 as a hunting lodge for the Duke of Buccleuch and is the centre piece of this prestigious development.

It is situated within easy walking distance of the centre of Dunchurch which offers a wide variety of shops including a library, chemist, newsagent and post office/general store. Adjacent to the development is a private nature conservation area with a large fish pond which is available for recreational use to the owners of Dunchurch Hall. There are also allotments available to the residents (subject to availability)



Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

Local Authority

Rugby Borough Council

Tax Band

F

Directions For Sat Nav

CV22 6PD

Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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