Dunchurch Hall, Dunchurch, Warwickshire
Price Guide £340,000

crowhurst gale

Dunchurch Hall, Dunchurch, Warwickshire

Dunchurch Hall was built in 1840 as a hunting lodge for the Duke of Buccleuch and is the centre piece of this luxury development. It is situated within easy walking distance of the centre of Dunchurch which offers a wide variety of shops including a library, chemist, and newsagent. 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. The properties are built around two landscaped courtyards mostly laid to lawn with attractive seating areas. The centre of the village is a short walk away with its village store, and public houses. Services include resident estate managers, personal alarm system, laundry room and guest suite available for visitors to stay. Communications by road are excellent via the M45, M1, M6 and M40 and rail connections from Rugby with services to London Euston. 150 year lease (from 1997), no ground rent and 55+ age covenant.

Entrance Hall
Enter via composite front entrance door. Electric storage heater. Coved ceiling. Stairs rising to first floor landing. Connecting doors off to:

Ground Floor Wet-room
Comprises of a white suite with close coupled WC. and wall mounted wash hand basin. Mixer shower. Co-ordinated part tiled walls. Wall mounted mirror. Electric heated towel rail. Electric shaving point. Storage area. Extractor fan.

Lounge 13'1" x 18'1" (3.99 x 5.52)
Double glazed window to the front elevation. Feature electric fire with decorative surround. Electric storage heater. Coved ceiling. Telephone point. Television aerial point. Opening through to:

Dining Room 10'9" x 12'0" (3.28 x 3.66)
Double doors opening into Conservatory. Electric storage heater. Coved ceiling. Door to Kitchen.

Conservatory
The conservatory has beautiful views across the estate grounds. Constructed of low level brick wall and timber cased double glazed panels. Polycarbonate roof. Double doors to outside patio area.

Kitchen 7'11" x 12'9" (2.42 x 3.91)
Comprises of a range of base and wall mounted units. Sink with mixer tap over. Electric hob with extractor over. Integrated electric oven and microwave. Built in fridge/ freezer. Double glazed window to the rear elevation. Double glazed door opening onto the rear lobby/utility.

Rear Lobby/Porch 6'4" x 9'3" (1.95 x 2.84)
Double glazed window with a double glazed door leading to rear garden. Plumbing and space for washing machine and tumble dryer.

First Floor Landing
Access to loft space with drop down ladder. Airing cupboard housing the pressurised water cylinder. Coved ceiling. Connecting doors off to:

Bedroom One 15'7" x 12'10" (4.76 x 3.92)
Double glazed window to the rear. Built in wardrobes with shelving and hanging rail. Door leading through to:

Bedroom Two 17'1" x 11'3" (5.21 x 3.43)
Double glazed window to the front. Dimplex wall heater. Built in wardrobes with shelving and hanging rail. Door leading through to:

Jack & Jill Bathroom 9'8" x 7'3" (2.97 x 2.23)
Shower enclosure with mixer shower fitted. WC and wash hand basin. Panelled bath. Opaque window to rear.

Garage & Parking
Situated at the front of the property. Power and lighting connected.

Courtyard Patio
Paved patio area with various shrubs and plants. Timber fencing, Good views across the rear of the hall grounds.

AGENTS NOTES AND LEASE DETAILS
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 - £2,079 every quarter.
Services charge includes: resident estate managers, personal alarm system, laundry room, building insurance, water rates, grounds and guest suite available for visitors to stay

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.

Conveyancing Services
Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

Mortgage Services
Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

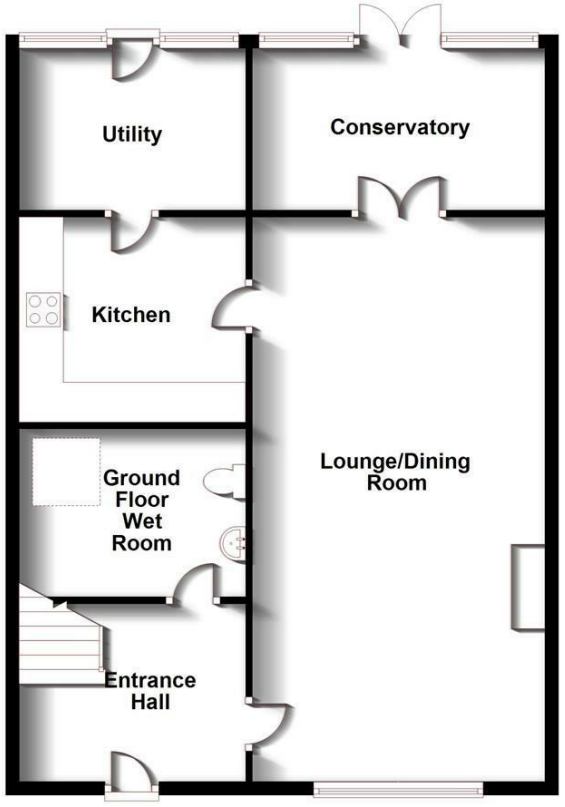
Tax Band
Tax Band: F

Tenure
Leasehold

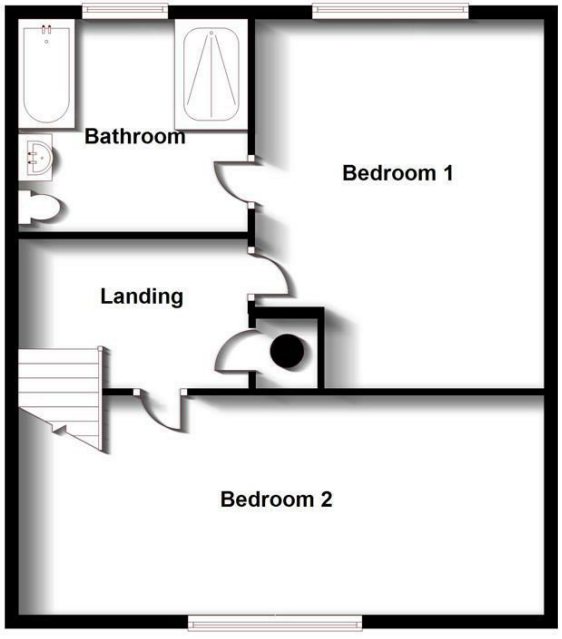
Local Authority
Rugby Borough Council

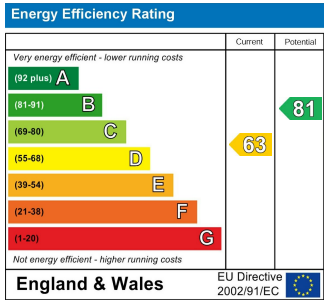
Viewing
By appointment only through Crowhurst Gale Estate Agents 01788 522266

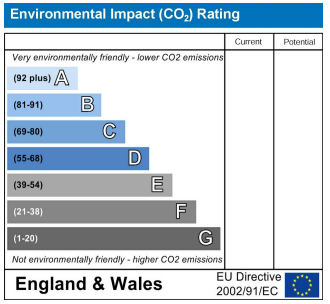
Ground Floor



First Floor







31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk

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