



Clear Water
Southam Road | Toft | Rugby | Warwickshire | CV22 6NR

FINE & COUNTRY

CLEAR WATER

A stunning pair of new homes, offering in excess of 3500 ft² of accommodation, built to a high specification, with generous third of acre plots, luxurious fittings, modern family living in the peaceful hamlet of Toft, just south of Dunchurch, filled with an abundance of amenities and high-quality state and private schooling close by.



*PEAK HOMES ARE AN EXPERIENCED REGIONAL
PROPERTY DEVELOPER, BUILDING UNIQUE HOMES IN
SOUGHT AFTER LOCATIONS – PRIMARILY IN
THE MIDLANDS AND NORTH OF ENGLAND.*

All Peak Home's houses are built to the highest modern standards and include smart accessories to make life easier. Their homes have the latest smart technology so you can benefit from a very energy efficient home, all at the touch of a button. They build houses they would want to live in. With great style and designed throughout with modern living in mind to include luxury kitchens, utility rooms, en- suite bathrooms and fantastic open plan living.

Peak Homes developments are always located close to great schools, doctor's surgeries, fantastic communities, shops, and within driving distance of big cities and centres of employment.

KEY FEATURES

The Clearwater development offers exclusivity and privacy, so scarce in a today's modern world, each home is constructed to exacting standards, with some exquisite attention to detail, with some of the finest materials available. The properties mirror each other on generous plots totalling a third of an acre each, each blessed with plenty of off-road parking, a double garage, with adjacent garden store and roof storage. Inside, the houses really are the epitome of modern living, with a large kitchen family room with glazed canopy and access to outside entertaining areas via bi-fold doors, providing a centre piece for a family to congregate. That said it's important in any home to create a sense of independence and there are three further reception rooms for a family to utilise, including a cosy cinema room or gym, a snug and the all-important 'work from home' office. The kitchens come with a spectacular island unit, quality built in Miele appliances, quartz work surfaces and Franke sinks. Of course, it goes without saying that each luxurious home comes with a boot room, cloakroom and utility room.

The accommodation continues on the first floor with a superb principal bedroom suite, with dressing room, a luxurious en suite shower room and incredible west facing views of a neighbouring Alpaca farm. There are three more double bedrooms, two that share the family bathroom, whilst bedroom two has its own en suite. The sanitary ware will be of the highest quality with Hansgrohe fittings throughout.

If this generous space is not enough, then the second floor offers two more generous bedrooms that share a shower room and offer even better elevated views of the countryside. This space could be ideal for independent teenagers, who could create a perfect second floor retreat.











INTERIOR SPECIFICATION

HEATING

ATAG gas boiler, feeding under floor heating on the ground floor.
High output radiators on first and second floors
300l hot water storage tank.

ELECTRICAL

Fully compliant to latest regulations, decorative fronts to all exposed sockets and switches.

LIGHTING

LED spotlights to Kitchens, Utilities, Hallways, Stairwells, Landings, Bathrooms.
Pendant lights to all other areas.
LED batten lights to garage

ALARM AND DETECTION

Wi-Fi alarm fitted with motion sensors.
Smoke detectors fitted and fully wired (to current regulations).

EXTRACTORS

Fitted to Kitchens, WC's, Utilities & Bathrooms (to latest regulations).

CONTROLS

LCD touchscreen control for heating and alarms.

TV

Pre-wired aerials TV socket to all major rooms.

LOFT INSULATION

To latest regulations

JOINERY

Skirtings and architraves: contemporary style painted satin white.
Window cills painted satin white.
All other joinery painted satin white.

STAIRS

Balustraded stairs, with oak handrail.
Painted porcelain white

DOORS

Contemporary style painted porcelain white with matte black door furniture and hinges.

PAINTWORK

Walls and ceilings painted matt white.

MAIN BATHROOMS

Wall mounted WC Vanity basin over high gloss cabinet.
Fitted mirror with shaving point.
Free standing bath Hansgrohe fitments.
Walk in shower Tall, heated towel radiators.
Tiling to shower area and floor.

MAIN EN-SUITES

Wall mounted WC Double vanity basin over high gloss cabinet.
Fitted mirror with shaving point.
Hansgrohe fitments.
Walk in shower.
Tall, heated towel radiators.
Tiling to whole room including floor.

ADDITIONAL EN-SUITES

Wall mounted WC Vanity basin over high gloss cabinet.
Fitted mirror with shaving point.
Hansgrohe fitments.
Walk in shower.
Tall, heated towel radiators.
Tiling to shower and floor area.

UTILITY ROOMS

Cabinetry in white units with laminated work surfaces.
Sink and taps set.
Plumbing for washing machine.
Housing unit for U/F heating manifold.

BOOT ROOM

Belfast sink. Tall drying radiator.

POWDER ROOM

Wall mounted WC.
Black marble floor and selected wall tiling.
Glass vanity basin.
Fitted mirror.

CINEMA / GYM ROOM

Dark coloured floor. Sink and tap.

KITCHEN

Luxury semi-gloss cabinetry.
Built in larder.
Quartz-Stonework surfaces.
Bosch Appliances.
Franke Sink.

BEDROOMS

Main bedroom has a fitted dressing room.
Bedrooms on first floor have a fitted run of wardrobes.
Bedrooms on second floor feature a communal storage area.

FLOORING

Karndean LVT flooring to hallway, kitchen / dining area, utility, boot room and cinema room.
Carpet to all other areas.

WARRANTY

Clear Water comes with a 10-year. Build-Zone New Home. Warranty. This gives you the peace of mind that your new home has an 'A' rated backed structural warranty for 10 years. This warranty is also fully transferable to any further new owners of the property.













Outside

It is indeed rare these days to come across a development whereby each home comes with such a generous plot. Each property shares a site that measures 0.64 acres, providing great views of the neighbouring Alpaca farm. The developers have created the perfect outside entertaining area, that neighbours the parking area with each property benefiting from oak framed double garages and adjacent garden stores. The lawned gardens have a sense of privacy with some established trees on each boundary. There will be a shared entry to the fore gardens with further parking and compacted stone driveways. Each home is beautifully set back from one of the main artery roads that leads to Dunchurch village with its abundance of amenities, five minute walk away.



EXTERIOR SPECIFICATION

SUB-STRUCTURE

Traditional foundations with insulated block & beam.

MAIN STRUCTURE

Traditional brick and block with insulated cavity.

BRICKWORK

Forterra - Kirton Arden Red.

DECORATIVE CLADDING

Z-stone Southern red cedar.

ROOF

Forticrete Gemini.

Duo grey Matt black fascia and soffit.

Galvanised steel rainwater guttering and downrights.

WINDOWS

Klosen aluminium – matte black -RAL 9005 PAS24 specifications.

Double glazed anti-sun units.

BI-FOLD DOORS

Klosen, aluminium external opening in black PAS24 specifications.

ENTRANCE DOORS

Klosen aluminium panelled PAS24 Letterbox fitted to front.

GARAGE

Oak framed (three section) with timber and brick skins.

One section closed with side hinged doors.

Two sections open.

Walking space height in roof.

Access to electric car charging point.

PATHS & PATIOS

Indian Sandstone in mixed buff riven surface.

GARDENS

Seeded grass to main lawn area.

Topsoil to borders.

Planting as per the approved landscaping plan.

Wildflower meadow to front of the development as per the landscaping plan.

DRIVEWAYS

Hard surface with rumble strips to main entrance.

Compacted stone to individual driveways

BOUNDARIES

Acoustic fencing to right hand side boundary of Plot 1.

Post and panel fencing to left hand boundary of plot 2.

Horizontal panel fencing to courtyards.

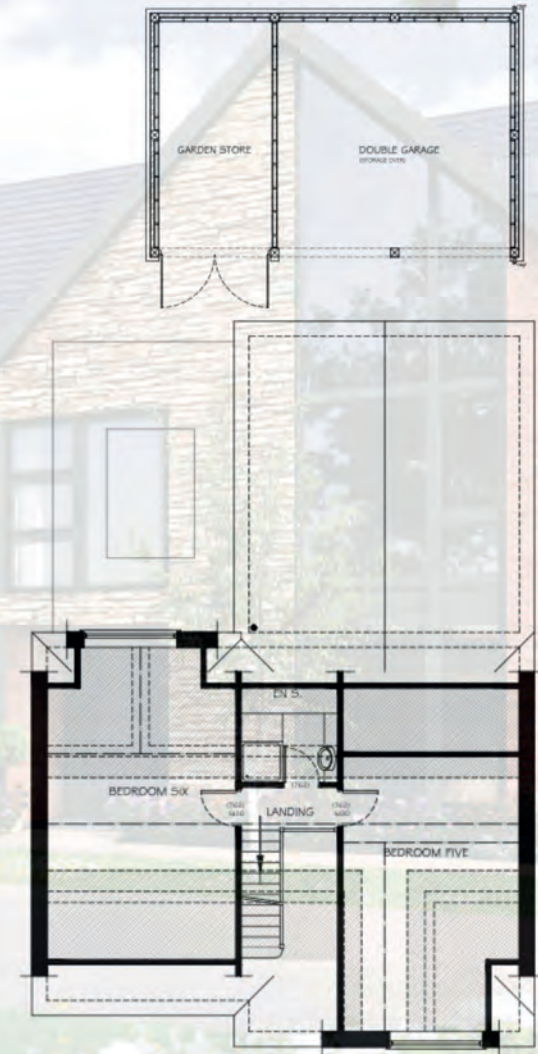
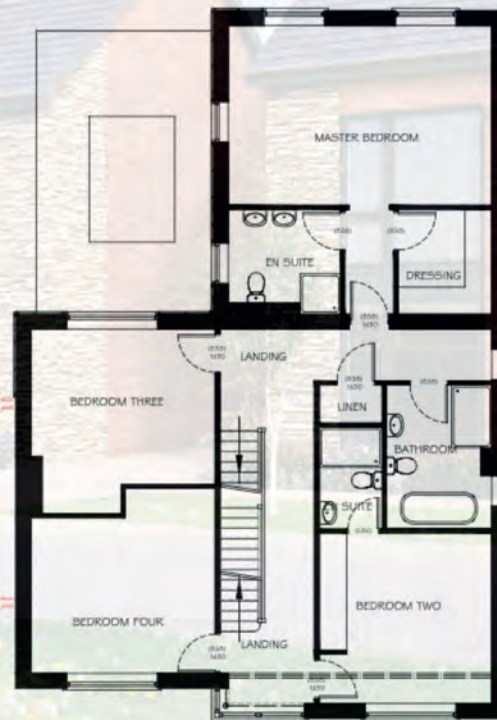
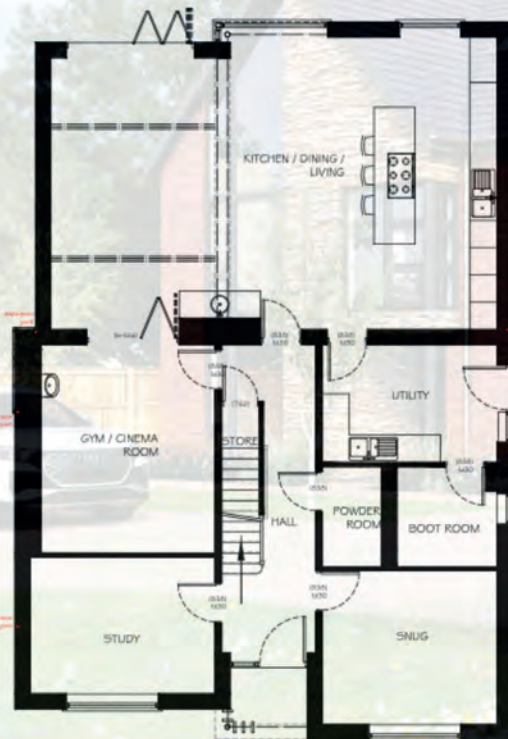
Timber estate gates to rear gardens from garage court.

Estate fencing to front of development.

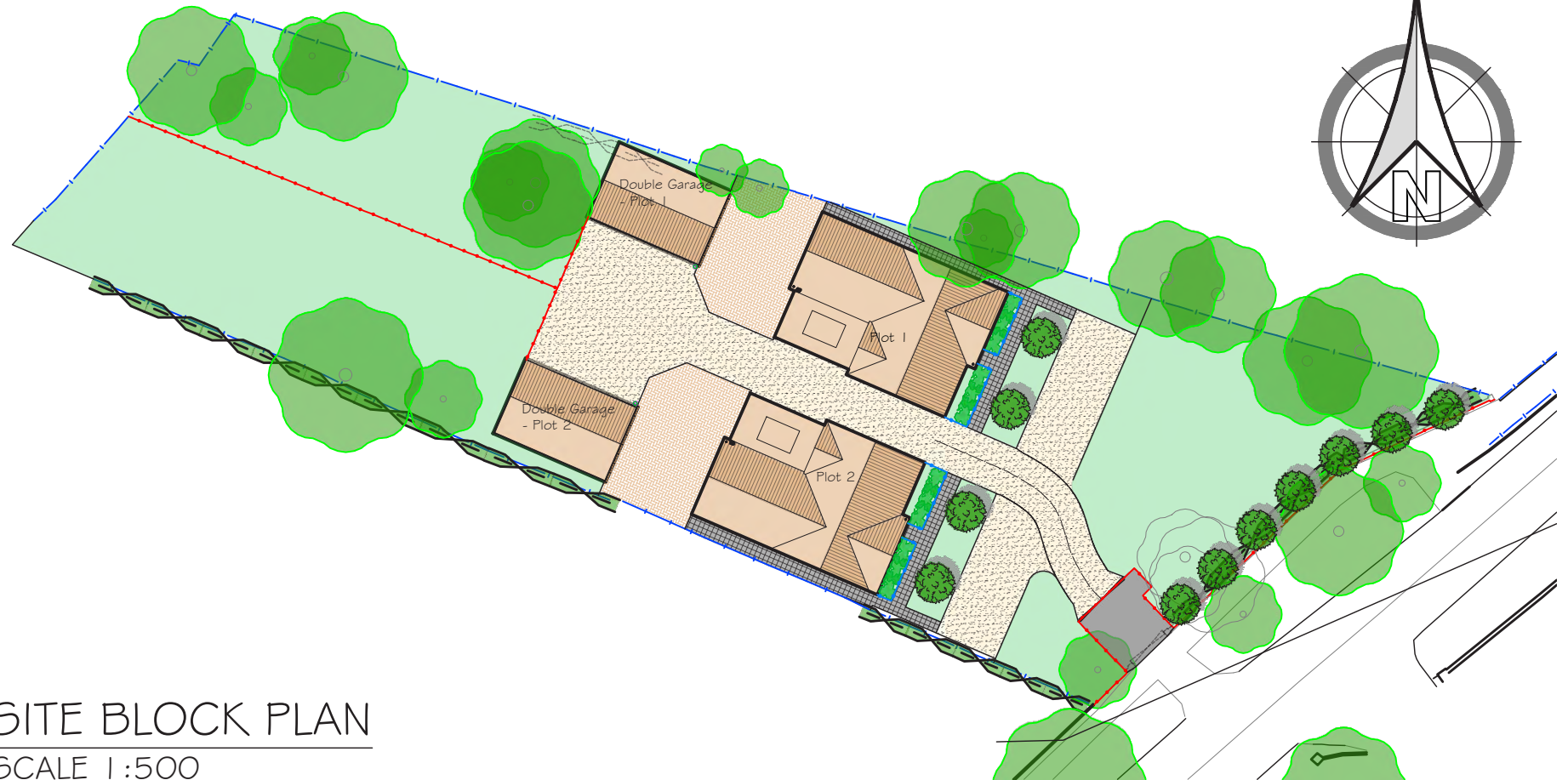
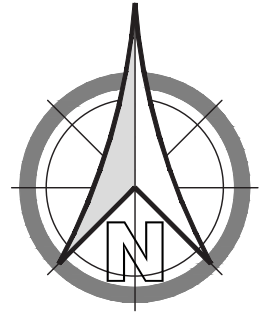
PLUMBING

Outside tap to rear of all plots.

Clear Water Development
Plot 1 - Stream Line
Southam Road, Toft, Dunchurch
Rugby, Warwickshire



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SITE BLOCK PLAN
SCALE 1:500

LOCATION

Dunchurch is a large village and civil parish located near the town of Rugby. The village has a rich history and a variety of architectural styles, including several historic buildings.

HISTORY

Medieval Origins: Dunchurch has roots dating back to the medieval period. It was mentioned in the Domesday Book of 1086.

Coaching Town: During the 18th and early 19th centuries, Dunchurch was an important staging post for coaches traveling between London and the North. This era has left the village with several coaching inns.

Gunpowder Plot: One notable historical event associated with Dunchurch is the Gunpowder Plot of 1605. The conspirators gathered at the Lion Inn in Dunchurch after the plot's failure.

ARCHITECTURE AND LANDMARKS

St. Peter's Church: This church, with parts dating back to the 13th century, is a central historical and architectural feature of the village.

Guy Fawkes House: Named after the famous conspirator of the Gunpowder Plot, this house is a point of interest in the village.

Dunchurch Park Hotel: Originally a manor house, it is now a hotel and conference centre with extensive gardens.

TOFT

Overview: Toft is a small hamlet situated near Dunchurch. It is primarily known for its rural charm and historical significance.

Rural Character: Toft has maintained much of its rural character, with a landscape dominated by farmland and scenic countryside.

Toft Manor: Historically, Toft Manor has been a significant building in the hamlet, though it is less prominent than the major landmarks in Dunchurch.

Connection Between Dunchurch and Toft: The proximity of Dunchurch and Toft means they share a similar historical and cultural backdrop. Toft's smaller scale and quieter nature complement the larger and more historically bustling Dunchurch.

MODERN DAY

Today, both Dunchurch and Toft offer a blend of historical interest and picturesque English countryside living. Dunchurch, with its amenities and historical sites, serves as a local hub, while Toft offers more tranquil, rural surroundings. The area is popular with visitors interested in English history, architecture, and scenic walks. Overall, these areas provide a fascinating glimpse into Warwickshire's history and are representative of the charm and character of English villages.

LOCAL SCHOOLS

Dunchurch Boughton Church of England (Voluntary Aided) Junior School

Type: Junior School

Ages: 7-11

Features: This school has a strong focus on academic achievement, extracurricular activities, and community involvement, with a particular emphasis on Christian values.

Dunchurch Infant School and Nursery

Type: Infant School and Nursery

Ages: 3-7

Features: Providing early education, the school focuses on creating a nurturing and supportive environment for young children. The nursery section caters to preschool-aged children.

Since Dunchurch and Toft are close to Rugby, families also have access to schools in Rugby, including:

Rugby High School: A grammar school for girls, known for its academic excellence.

Lawrence Sheriff School: A boys' grammar school with a strong reputation.

Ashlawn School: A comprehensive school offering a wide range of academic and extracurricular activities.

LOCAL AMENITIES

Shops: Dunchurch has a variety of local shops, including a post office, convenience stores, and specialty shops.

Cafés and Restaurants: The village has several cafes, pubs, and restaurants offering a range of cuisines. Notable ones include The Dun Cow and The Green Man.

Healthcare: There is a medical practice in the village, providing primary healthcare services.

RECREATION AND LEISURE

Parks and Open Spaces: Dunchurch has several parks and green spaces for recreation, including Dunchurch Park, which features extensive gardens and walking paths.

Community Centres: The village hall hosts various community events and activities.

Sports Facilities: There are local sports clubs and facilities, including cricket and football clubs.

Countryside: Toft is known for its picturesque countryside, offering excellent opportunities for walking, cycling, and enjoying nature.

Toft Alpaca Farm: A local farm that breeds alpacas and offers tours and a shop selling alpaca-related products. It is a popular spot for families and visitors.

TRANSPORT LINKS

Dunchurch is well-connected by road, being close to the M45 motorway, which links to the M1 and M6. Regular bus services connect Dunchurch and Toft to Rugby and other nearby towns.

CONCLUSION

Dunchurch and Toft offer a blend of educational facilities, local amenities, and recreational opportunities, making them attractive places for families and individuals seeking a blend of rural charm and community spirit. With good schools, a variety of local shops and services, and plenty of outdoor activities, these villages provide a well-rounded and pleasant living environment.



INFORMATION

Services, Utilities & Property Information

Utilities – mains gas, electricity, mains water, and broadband are connected.

Mobile Phone Coverage - 4G and 5G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 61 Mbps and highest available upload speed 14 Mbps.

Tenure – Freehold

Parking: Double garage and off road parking for several vehicles

Directions – CV22 6NW What 3 Words (<https://w3w.co/lurching.officer.hatter>)

Local Authority: Rugby Borough Council

Council Tax Band: TBC

Website

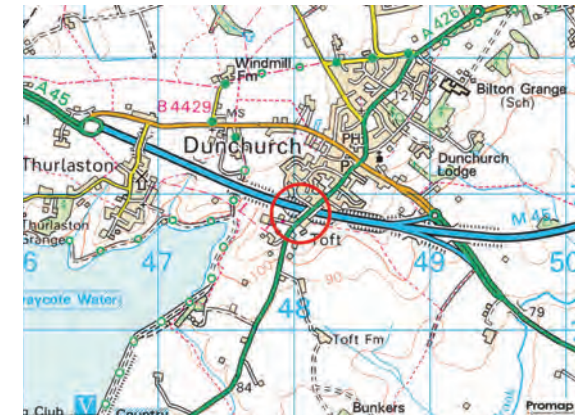
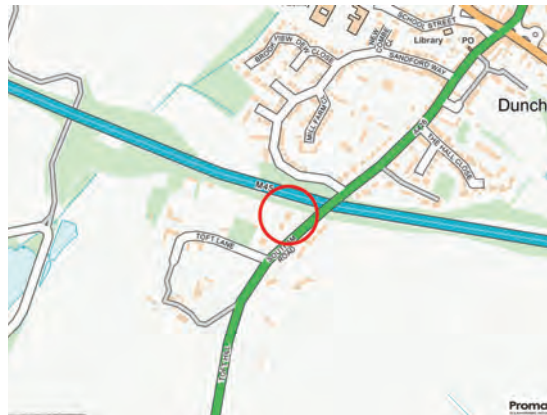
For more information visit www.fineandcountry.com/rugby-estate-agents

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Updated 29.04.2025





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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE HERITAGE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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