



Windermere Lodge
Daventry Road | Dunchurch | Rugby | Warwickshire | CV22 6NS

ACCOMMODATION

Constructed in 2009 by the esteemed Messrs Parker Lake, Windermere Lodge showcases exceptional craftsmanship and forward-thinking design. The property's distinctive water reed part-thatched roof complements a host of luxurious features, including concrete second floors ensuring silent, solid living spaces, underfloor heating throughout, an integrated sound system, security system, and central vacuum system. Offered with no onward chain, the property also boasts a detached double garage with a self-contained bedroom and shower room above, ample driveway parking, and a beautifully landscaped garden wrapping around two sides of the home with lovely views over neighbouring farmland.

Welcoming Entrance Hall: The property welcomes you through a charming tiled entrance porch into an impressive hallway laid with stylish ceramic tiles. An oak staircase with subtle LED lighting rises elegantly to the first floor.

Spacious Sitting Room: Double doors lead to the main sitting room, a tranquil space featuring a contemporary living flame gas fire and French doors opening onto the patio, perfect for seamless indoor-outdoor living.

Snug/Dining Room: A separate snug overlooks the front aspect, providing a cosy additional living space. This room could also be used as a separate dining room if preferred.

Home Office: The dedicated home office is fitted with bespoke built-in furniture and enjoys a quiet side view, ideal for remote working.

Kitchen/Dining/Living Room: The open-plan kitchen, living, dining area is the heart of the home, flooded with natural light from three aspects and providing direct access to the landscaped rear garden. This space is impeccably equipped with premium NEFF and Siemens appliances, including an elevated double oven, warming drawer, integrated coffee machine, induction hob, dishwasher, and washing machine. Sleek contemporary units are set beneath gleaming quartz work surfaces, while the ceramic tiled flooring adds to the room's sophisticated ambiance.













First Floor Landing: Upstairs, the spacious landing is illuminated by conservation roof lights and enhanced by concealed lighting.

Main Bedroom: The main bedroom is a serene retreat, featuring fitted wardrobes and controls for heating, TV, and sound systems. Its luxurious en-suite is appointed with high-quality Porcelanosa fittings, a walk-in double shower, twin wall-hung basins, and bespoke mirrors.

Guest Bedroom: The second guest bedroom also benefits from fitted wardrobes, countryside views, and a stylish en-suite shower room.

Additional Bedrooms: Two additional double bedrooms offer flexible accommodation, perfect for family or guests.

Family Bathroom: The family bathroom features a Jacuzzi spa bath, walk-in shower, and striking black and white ceramic tiling.





OUTSIDE

Detached Double Garage & Annexe: The detached double garage provides exceptional practicality, with automatic up-and-over doors, a built-in work area, sink unit, and integrated vacuum system. Above the garage, the self-contained annexe includes a well-appointed bedroom with Juliet balcony, rear-facing dormer window, and an en-suite shower room with high-quality fittings and ceramic tiling.

Garden: The beautifully maintained, wrap-around garden is a peaceful haven, offering a blend of lawn areas, patio and mature planting. Enclosed by attractive fencing and bordered by open farmland, the outdoor space ensures year-round colour and privacy.

Village & Location: Dunchurch is a thriving village just three miles south of Rugby, offering a wealth of local amenities including traditional pubs, restaurants, shops, doctors, chemist and a library. The village is home to the historic St. Peter's Church and excellent educational facilities, including a primary school and the renowned Bilton Grange Preparatory School. Nearby Rugby School and a range of state and grammar schools provide further educational options. For leisure, the nearby Draycote Water and country park offers sailing, windsurfing, fishing, and scenic walking and cycling trails, while the Braunston Marina and local golf courses offer additional outdoor pursuits.





INFORMATION

Windermere Lodge

Services, Utilities & Property Information

Construction Type Standard construction: Brick / Stone Tiles & Thatch

Utilities: Mains Water, Electricity, Gas

Mobile Phone Coverage: According to the signalchecker website 4G and 5G mobile signal is available in the area we advise you to check with your provider.

Broadband Availability: According to the Ofcom Broadband checker website Superfast and Ultrafast Broadband Speed is available in the area, we advise you to check with your provider.

Garage Parking Spaces: 2

Off Road Parking Spaces: 4

Restrictive covenants apply. Contact the agent for further information.
Maintenance costs apply for the shared driveway. Contact the agent for further information.

Tenure: Freehold

Directions what3words: ///lied.shave.intervals

Local Authority: Rugby Borough Council

Council Tax Band: G

Viewing Arrangements:

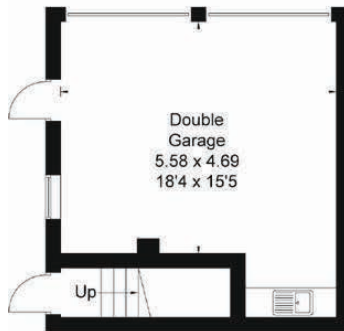
Strictly via the vendors sole agents Elizabeth Teasdale +44 (0)7811 121363 & Nicola Loraine +44 (0) 7976 453573

Website:

For more information visit <https://www.fineandcountry.co.uk/rugby-estate-agents>



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Garage - Ground Floor

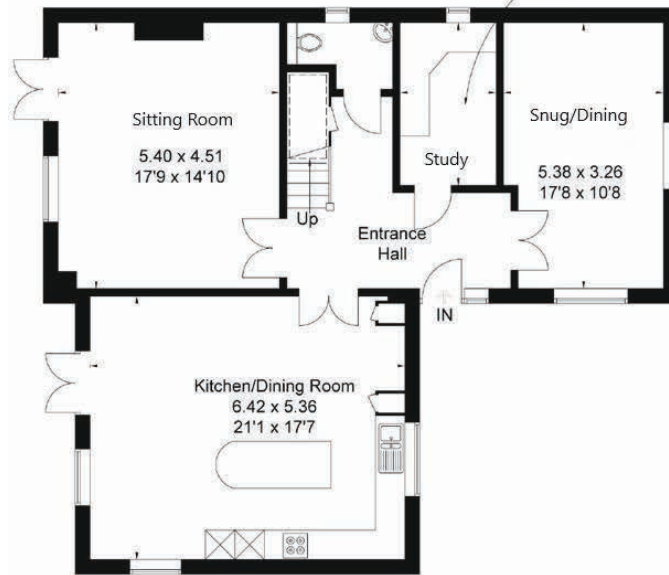


Approximate Gross Internal Area = 203 sq m / 2185 sq ft
Garage = 65 sq m / 700 sq ft

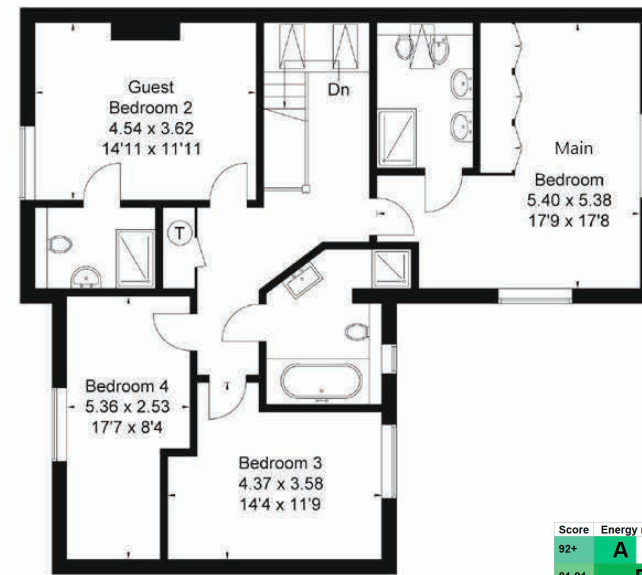
= Reduced headroom below 1.5m / 5'0



Garage - First Floor
1 Bedroom Annexe



Ground Floor



First Floor

FLOORPLANZ © 2014 0845 6344080 Ref: 129429

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		80 C	85 B



LIZ & NICOLA

PARTNER AGENTS

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