



Tall Trees
Bourton Dunsmore | Warwickshire | CV23 9QZ

FINE & COUNTRY

TALL TREES



A rare opportunity to acquire a 3100 sq. ft. family home, situated on a private, 0.62 acre plot in this delightful Warwickshire village.



KEY FEATURES

Tall Trees is an expansive family home situated in the pretty village of Bourton on Dunsmore, close to Draycote Water reservoir and conveniently situated between the market town of Rugby and spa town of Leamington. Tall Trees was originally constructed in the late 1960s and as a tribute to the delightful location, the house has only had two owners during that time. This represents a wonderful opportunity to create a stunning family home on an enviable plot and a house that already has over 3000 ft.² of accommodation, which will require some modernisation in places but it's private and secluded position will ensure plenty of interest in a modern-day property market.

The property has five bedrooms on the first floor, a Jack and Jill family bathroom suite, a separate ensuite shower room for bedroom two, whilst the principal bedroom is part of a 1980s extension with a mezzanine office and a large ensuite bathroom. Four of the five bedrooms have great, south-facing views of the garden, with the fifth bedroom overlooking the front of the property.

The ground floor accommodation offers a shower room and utility room, a kitchen breakfast room, and a large dining room perfect for entertaining. It also has an equally large sitting room and games room.

Outside, there's parking for a high number of vehicles with a sweeping driveway leading to a double garage. The exceptional plot has 0.62 acres of private gardens, the rear of which is south facing. The house itself is offered for sale with no onward chain and offers great potential for a family looking for their forever home in a prestigious position.

Ground Floor

Tall Trees has a good size entrance porch and a door leading to the entrance hall where doors access the shower room, kitchen/breakfast room and further reception rooms.

The kitchen/breakfast room overlooks the garden and has an island unit with a four ring electric hob, with access to the utility room and patio doors that lead onto the rear terrace. There are two steps down to a large formal dining room with a full-length window affording south-facing views of the garden. Neighbouring this is an equally large sitting room again with double patio doors leading onto a second terrace and the garden beyond, and a unique curved brick wall at the rear of the room. This accesses a second reception room, currently used as a games room by the present owners. It also provides internal access to the double garage.









SELLER INSIGHT



Living at Tall Trees – A Hidden Gem in the Warwickshire Countryside

When we first discovered Tall Trees, it was the feeling of space and serenity that instantly drew us in. The beauty of the grounds, the privacy, the gentle rustle of the trees, and that sense of rural calm, it gave us an overwhelming sense that this was somewhere special. Yet, even in its tucked-away tranquillity, the location ticked every practical box, too: easy road and rail links, and a cosy, close-knit village community that made it feel like home from the very start.

Inside, the house has a warmth that's difficult to express. It's a sunny, south-facing home with generous windows that invite light into every corner. We've always loved the open-plan layout, the way the kitchen leads to the dining room and into the snug and family games room, with garden views that change with the seasons and time of day. It's a home that flows. There's a sense of continuity and ease, whether you're relaxing, entertaining, or simply enjoying daily routines.

The master suite is a personal favourite, not just for its spacious feel, but for the wonderful mezzanine study, a quiet perch with leafy views which has been the perfect spot for working from home and focusing on projects. Throughout the house, the layout has been carefully considered, and every space works beautifully, from the wet room at the rear entrance through to the laundry and into the heart of the home. It's a thoughtful design, lived-in and loved.

Outside, the gardens offer the same sense of freedom and seclusion. It's a versatile area that wraps around the house, offering great gardening opportunities for enthusiasts and ease of maintenance for the less keen. There are open lawns, shaded corners, and sun-drenched spots for morning coffee or evening drinks. Whether you're hosting a garden party, watching the children play, reading a book, or simply relaxing and listening to the birdsong, there's a setting for every mood. It's a space made for making memories, and we have made many.

Some of our most treasured have been here. The kind of nights that start with good food and laughter and end, if you're lucky, sometime before sunrise. Our joint New Year's Eve parties with the neighbours were legendary, and just the other day, one of them popped by for coffee, reminiscing fondly about those joyful gatherings.

That's the thing about this home and this village; there's a genuine sense of pride and continuity here. You'll find generations of families who live in Bourton. Neighbours genuinely care about one another, and always extend a warm welcome to newcomers. It's a community that looks after its own, in a village that people cherish and rarely leave.

And when you do want to venture further afield, the options are endless. Draycote Water is just down the road, ideal for sailing, windsurfing (or, in my case, falling in with style), dog walking along farm tracks, following the numerous rural pathways, including the disused railway pathway in Draycote, which is a glorious nature reserve - much loved by cyclists, too. With such stunning views, it's a wonderful place for nature lovers. Whether it's countryside pursuits, schooling, or access to major towns and cities, Tall Trees offers that rare combination of peace and practicality.

*If we had one piece of advice for the next lucky owners, it would be this: love it, respect it, and make the most of every season here. This isn't just a house, it's a home with a soul. A place to be social, a place to retreat, a place that demands nothing and offers so much. We would never have left had our circumstances been different.”**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



First Floor

The property has a large landing. One of the key features is that all but one of the bedrooms enjoy views of the landscaped gardens. The principal bedroom forms part of a 1980s extension, which has two large windows overlooking the south-facing aspect of the garden, a range of built-in wardrobes and a spiral staircase that leads to a useful mezzanine, which is perfect as a work from home office. There's a large ensuite bathroom, with Jacuzzi style bath, bidet, wash basin, a low-level WC and a separate shower cubicle.

Bedroom two is a double room with view of the rear garden and a range of built-in wardrobes together with an ensuite shower room. Bedroom four also enjoys views of the rear whilst bedroom three has a delightful dual aspect, a built-in double wardrobe and private access to the family bathroom. Bedroom five has a built-in double wardrobe and could be a useful study or single bedroom with a view of the frontage.















Outside

Gardens, Garages & Parking

Situated in a privileged position opposite Bourton Hall, Tall Trees occupies a plot of 0.62 acres and has a tarmac driveway leading to the entrance and a double garage, plus a block paved circular driveway providing exceptional parking facilities for guests and family. There is a significant lawned side garden on the left-hand boundary and a variety of mature trees positioned around the gardens and boundaries providing incredible privacy.

The rear gardens are south facing with a raised patio just off the rear elevation. There are plenty of areas for a young family to enjoy and more potential for extra and ancillary buildings or even a swimming pool, subject to the normal planning permissions.







LOCATION

Bourton on Dunsmore is a small and picturesque village nestled in the Warwickshire countryside, near the larger town of Rugby. It has a quiet, rural charm that reflects its historical roots and traditional English village character. The village is surrounded by gently rolling farmland and scenic footpaths, offering a peaceful atmosphere and opportunities for walking and enjoying the countryside.

The heart of the village includes a number of attractive period cottages, and the Church of St Peter stands as a central landmark. It dates back to the 19th century and reflects Gothic Revival architecture. Bourton on Dunsmore has a small population, which adds to its sense of close-knit community and tranquillity.

Bourton's proximity to places like Rugby, Leamington Spa, and Coventry makes it conveniently placed for access to shops, schools, and transport links, including mainline train services and the M45 and M1 motorways. The area appeals to those seeking a quieter lifestyle while remaining within reach of urban conveniences. The surrounding region is also known for its beautiful countryside, with nearby attractions such as Draycote Water and several nature reserves adding to the rural appeal.



INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – G

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Standard – brick and tile.

Electricity Supply – Mains supply.

Water Supply – Mains supply.

Drainage & Sewerage – Mains drainage and sewerage.

Heating – Gas central heating.

Broadband – FTTC Superfast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – Some 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 2 cars and driveway parking for 2 cars.

Special Notes – There are restrictive covenants on the title. Please speak to the agent for more information.

Directions – Postcode CV23 9QZ

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Heritage 07894561313

Website

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

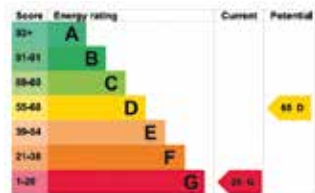
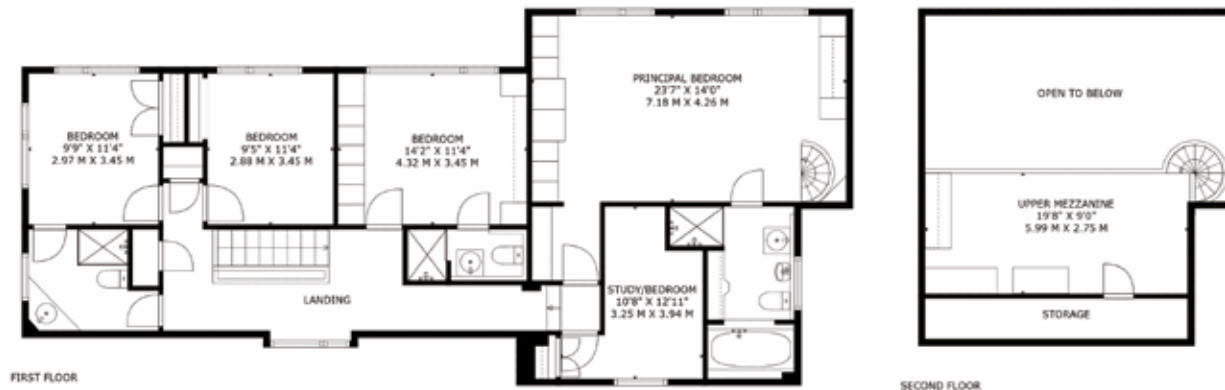
Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only





GROSS INTERNAL AREA: 3040 sq ft, 283 m²
 LOW CEILINGS & OPEN TO BELOW: 318 sq ft, 30 m²
 GARAGE: 329 sq ft, 31 m²

OVERALL TOTALS: 3687 sq ft, 344 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Property Redress

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FINE & COUNTRY



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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