



'Oak Lodge', Dunchurch

Asking Price £1,050,000

the **platinumcollection**.
HOUSES OF DISTINCTION

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PART EXCHANGE CONSIDERED . Complete Estate Agents are pleased to offer for sale 'Oak Lodge' , 'Wynsford Gardens' Bilton Lane, Dunchurch. This 6 bedroom detached property is situated in an exclusive gated development of only 5 executive properties built to a very high specification by local house builders 'Sylvester Estates '.The property is in excess of 3000 square feet over three floors. The accommodation briefly comprise of Entrance Hall, Cloakroom, Family Room , Sitting Room, Spacious Kitchen / Dining Room with Island , Utility Room, Galleried Landing, Principle Bedroom with Dressing Area and Spacious En-Suite, Guest Bedroom With En-Suite Bathroom, Two Further Bedrooms, Study, Family Bathroom, Second Floor, Two Bedroom, Shower Room. Rear garden and Integral double garage. The property is currently under construction and the new owners can have a choice of internal fittings and colours. Call 01788 550800 to book a viewing.

Entrance Hall

Lounge 18'0" x 15'5" (5.49 x 4.70)

Kitchen / Breakfast Room 22'3" x 15'8" (6.80 x 4.80)

Cloakroom

Utility Room 6'6" x 6'6" (2.0 x 2.0)

Landing

Study 8'10" x 7'11" (2.7 x 2.42)

Principle Bedroom 16'8" x 14'6" (5.10 x 4.42)

Dressing Room 9'6" x 4'1" (2.9 x 1.27)



En Suite 9'10" x 7'4" (3.0 x 2.26)

Bedroom Two 15'5" x 11'9" (4.72 x 3.60)

En Suite 8'0" x 5'10" (2.45 x 1.80)

Bedroom Three 12'8" x 11'1" (3.88 x 3.40)

Bedroom Four 14'11" x 11'2" (4.55 x 3.42)

Family Bathroom 10'10" x 9'8" (3.32 x 2.95)

Second Floor Landing

Bedroom Five 17'8" x 13'4" (5.40 x 4.07)

Bedroom Six 17'8" x 10'8" (5.40 x 3.27)

Shower Room

Double Garage 16'0" x 15'0" (4.90 x 4.59)

Off Road Parking

Block pavior drive with off road parking for 3/4 vehicles.
Gated side acces to

Rear Garden

Rear garden is laid to lawn with patio and enclosed by timber fencing. The garden boasts a private outlook.

About Rugby

Rugby is a market town in Warwickshire, England, on the River Avon. The town has a population of 70,628 (2011 census[1]) making it the second largest town in the county. The enclosing Borough of Rugby has a population of 100,500 (2011 census). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire. The town is credited with being the birthplace of rugby football.



Agents Note

Interior photographs are library pictures from a similar property built by this developer. As the property is currently still under construction the new purchaser can have their own input into colour choice of kitchen units and appliances, tiling and flooring. Completion Spring 2024

The developer would consider a part exchange.

Specification

Quartz worktop in Kitchen and Utility Room .
Built in Bosch Dishwasher, Double Oven, Microwave with Warming Drawer, American Style fridge freezer, Wine Cooler
Underfloor heating to ground floor.
Carpets throughout in areas that have nit been tiled.
Electric remote garage door.
Satin finish wardrobes to bedroom 1, 2, 3 & 4 .
NACOSS alarm system.
LABC 10 year insurance backed warranty.



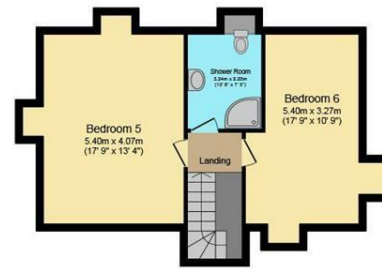
Ground Floor

Floor area 132.7 sq.m. (1,428 sq.ft.) approx



First Floor

Floor area 131.0 sq.m. (1,410 sq.ft.) approx



Second Floor

Floor area 52.8 sq.m. (568 sq.ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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		

Total floor area 316.5 sq.m. (3,407 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

complete **ESTATE AGENTS**

18 Church Street, Rugby, Warwickshire, CV21 3PU
 T: 01788 550 800
 sales@complete247.co.uk
 www.complete247.co.uk

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