



'Oak Lodge', Dunchurch

Asking Price £950,000

the platinumcollection.
HOUSES OF DISTINCTION

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Nestled in the sought-after village of Dunchurch, Rugby, this stunning new build property on Bilton Lane is a true gem. Boasting a generous 6 bedrooms and 4 bathrooms, this detached house offers ample space for a growing family or those who love to entertain. As you step inside, you'll be greeted by 2 spacious reception rooms that are perfect for relaxing or hosting guests. The property exudes luxury with its high specification finishes, showcasing the craftsmanship of a renowned local builder. still under construction this 2827 sq ft home (excluding garage) is designed for modern living, offering both comfort and style. The brand new property ensures that you'll be the first to make memories within its walls. Convenience is key with parking available for up to 4 vehicles, making hosting gatherings a breeze. Whether you're looking for a peaceful retreat or a place to call home in a vibrant community, this property ticks all the boxes.

Don't miss out on the opportunity to own a piece of this thriving village - book a viewing today and envision the life you could lead in this exceptional home on Bilton Lane.

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.



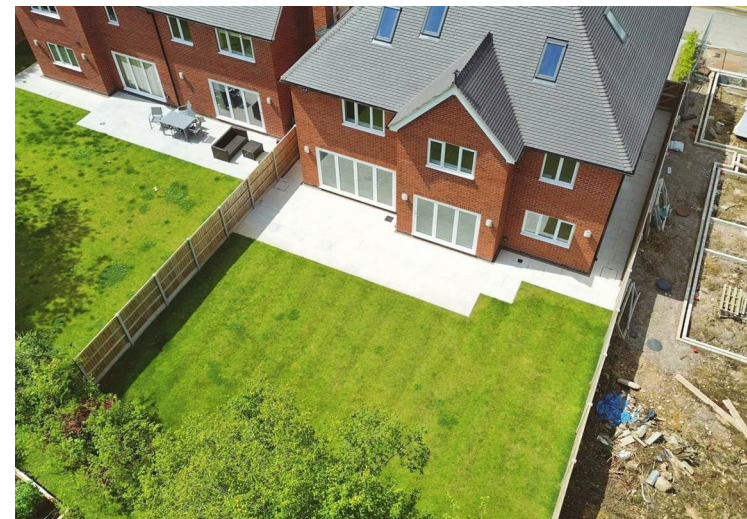
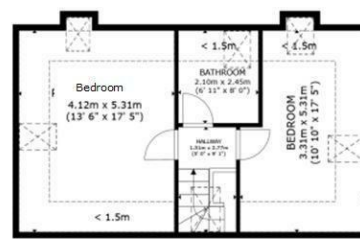
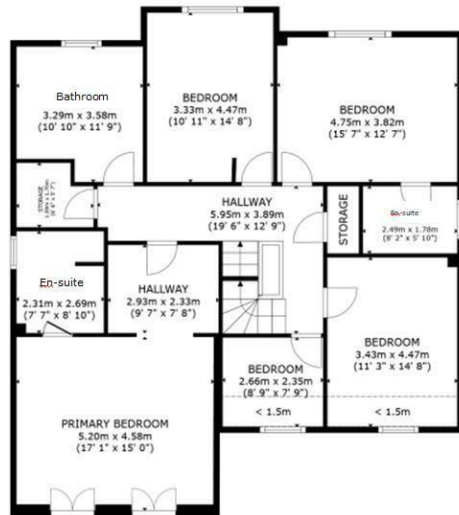
Agents Note

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

The overall square footage is 2827 sq ft. This does not include the garage (303 sq ft) and does not include reduced headroom on the second-floor bedrooms of 257 sq ft.

Specification

Quartz worktop in Kitchen and Utility Room .
Built in Bosch Dishwasher, Double Oven, Microwave ,
American Style fridge freezer, Wine Cooler
Underfloor heating to ground floor.
Carpets throughout in areas that have not been tiled.
Electric remote garage door.
NACOSS alarm system.
LABC 10 year insurance backed warranty.



GROSS INTERNAL AREA
 FLOOR 1 105.3 sq.m. (1,134 sq.ft.) FLOOR 2 127.3 sq.m. (1,370 sq.ft.) FLOOR 3 30.1 sq.m. (324 sq.ft.)
 EXCLUDED AREAS : GARAGE 28.2 sq.m. (303 sq.ft.) REDUCED HEADROOM 23.9 sq.m. (257 sq.ft.)
 TOTAL : 262.7 sq.m. (2,827 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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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		

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

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