



'Oak Lodge', Dunchurch

Asking Price £995,000

the **platinumcollection**. . .  
HOUSES OF DISTINCTION

## **'Oak Lodge', Dunchurch,Dunchurch**

**Asking Price £995,000**

Nestled in the historic village of Dunchurch, Rugby, this stunning brand new property nearing completion on Bilton Lane is a true gem waiting to be discovered. Boasting a generous 2,827 sq ft of living space, this detached house perfectly blends modern luxury and traditional charm. As you step inside, you are greeted by two spacious reception rooms perfect for entertaining guests or simply relaxing with your family. With six bedrooms and four bathrooms, space is abundant for everyone to enjoy their privacy and comfort. Completion is set for Summer 2025 by the prestigious builder Sylvester Estates. This property exudes quality and craftsmanship. The high-end appliances add a touch of sophistication to the well-designed kitchen with a feature quartz island, making it a delight for any aspiring chef. Parking will never be an issue, with space for up to 5 vehicles, ensuring convenience for you and your guests. The gated development of only 5 properties offers a sense of exclusivity and security, perfect for those seeking peace of mind. Whether you are drawn to the rich history of Dunchurch or the modern amenities of this new build, this property truly offers the best of both worlds. Don't miss this opportunity to own a piece of luxury in this charming village setting. Move in for Summer 2025.

### **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)**

Built-In Wardrobes



**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.

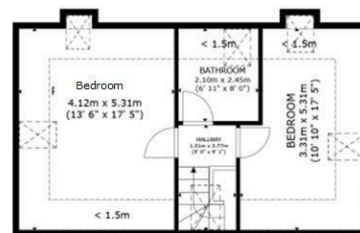
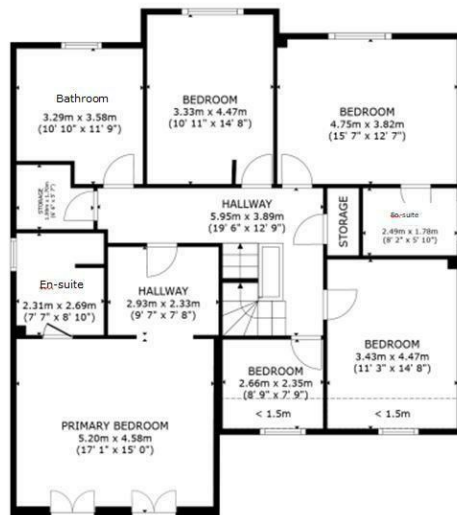


### Agents Note

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.  
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.



| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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

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

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