



Wynsford Gardens, Dunchurch

Guide Price £925,000

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



# Wynsford Gardens, Dunchurch, Dunchurch

## Guide Price £925,000

Nestled in the charming village of Dunchurch, Rugby, this exquisite detached house on Bilton Lane offers a perfect blend of modern living and spacious comfort. Built in 2025, this brand new family home spans an impressive 2,827 square feet, providing ample room for both relaxation and entertainment. As you enter the property, you are greeted by elegant reception rooms, ideal for hosting gatherings or enjoying quiet family evenings. The heart of the home is undoubtedly the contemporary kitchen, equipped with high-quality Bosch appliances, ensuring that culinary enthusiasts will feel right at home. With six generously sized bedrooms, and separate study, this residence caters to families of all sizes, offering plenty of personal space for everyone. The four well-appointed bathrooms provide convenience and privacy, making morning routines a breeze. Set within a secure gated development, this property not only offers peace of mind but also features parking for up to five vehicles, a rare find that adds to the home's appeal. Situated in a quiet location, the home benefits from a peaceful atmosphere while still being conveniently close to local amenities. Dunchurch Village is known for its excellent schools, making it a perfect choice for families. Additionally, the nearby Draycote Water provides a picturesque setting for outdoor activities, including walking, cycling, and enjoying nature. Ready to move into, this stunning property is perfect for those seeking a modern lifestyle in a picturesque setting. Dunchurch is known for its community spirit and excellent local amenities, making it an ideal location for families. Do not miss the opportunity to make this exceptional house your new home.

### 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**

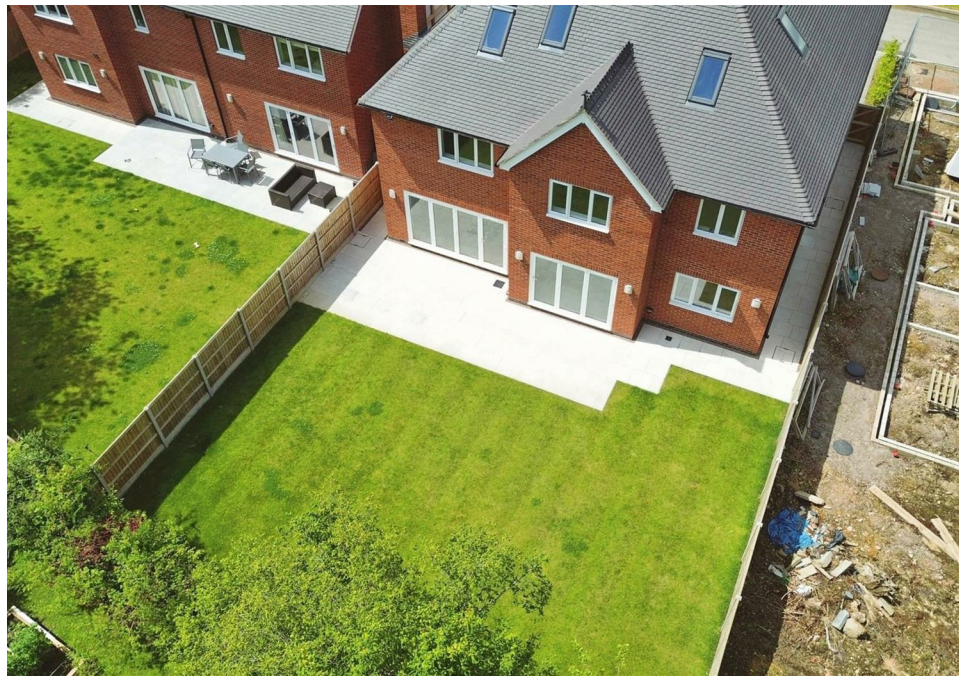
Block pavior drive with off road parking for 3/4 vehicles.  
Gated side acces to

**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.

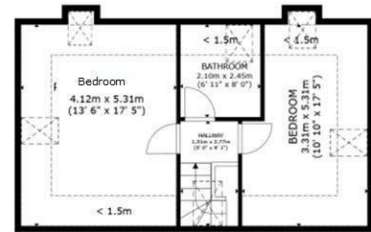
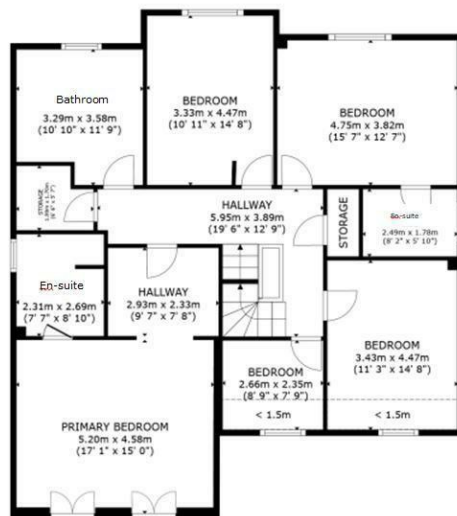
Electric remote garage door.

NACOSS alarm system.

LABC 10-year insurance-backed warranty.







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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 SALES & LETTINGS

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	

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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