

# Property Details

The Coach House, Guys Common,  
Dunchurch, Rugby, Warwickshire, CV22 6NQ

Guide Price **£190,000**





# Property Photos

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22  
6NQ

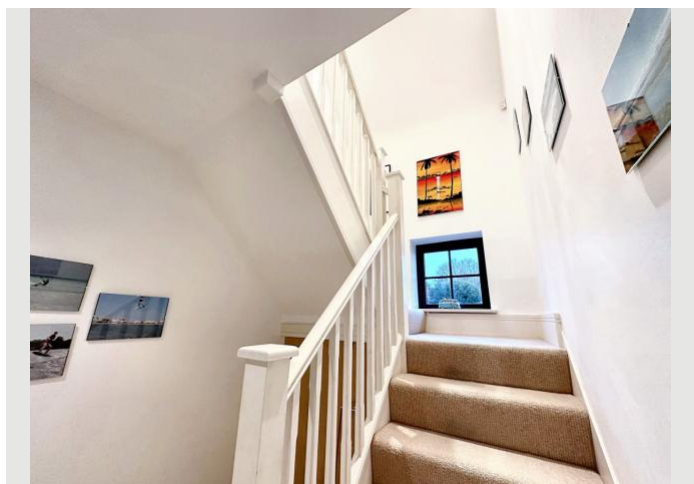
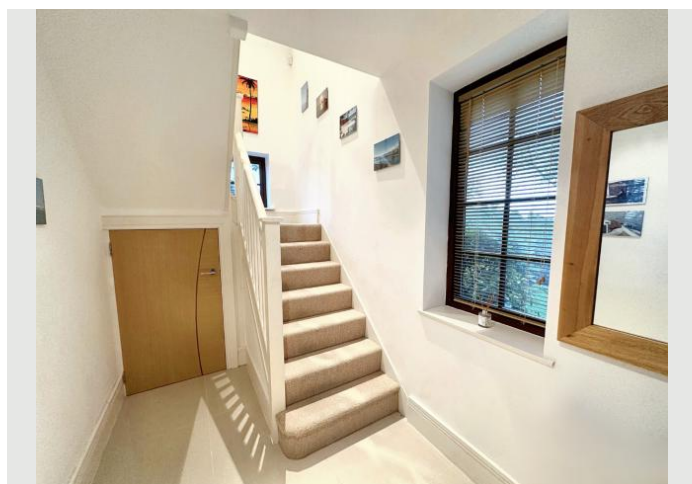


Creation Date  
01/05/2025



# Property Photos

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22  
6NQ



Creation Date  
**01/05/2025**



# Property Photos

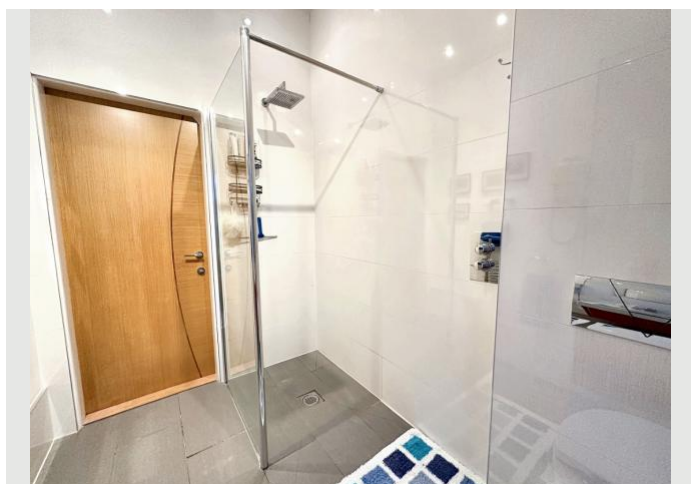
The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22  
6NQ



Creation Date  
01/05/2025

# Property Photos

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22  
6NQ



Creation Date  
01/05/2025



# Property Photos

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22  
6NQ

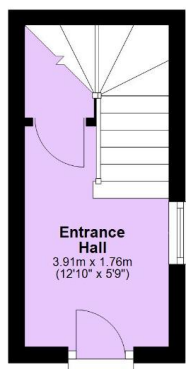


Creation Date  
**01/05/2025**

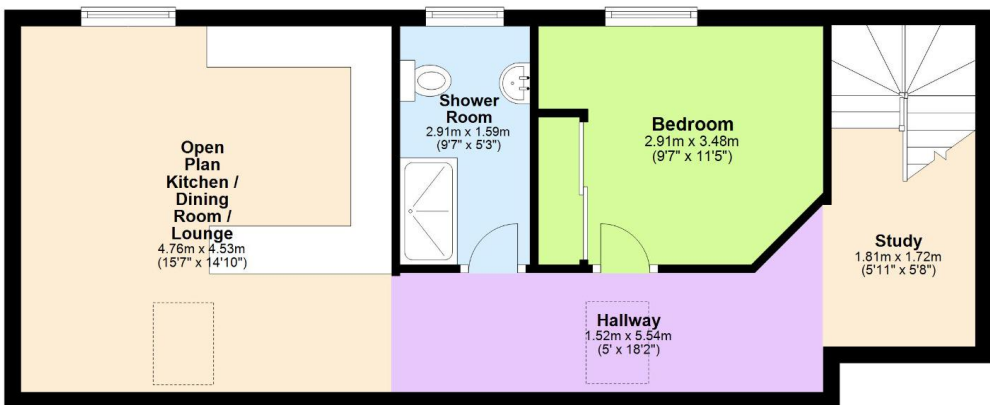
# Property Floor Plans

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

Ground Floor



First Floor



# Property Info

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

Property Type
House
Property Style
Coach House
Bedrooms
1
Bathroom
1
Receptions
1
Tenure Type
Leasehold
Floor Area
-
Agency Type
Sole
Parking
Off Road Parking
Type
Sales
Electricity
Mains Supply

Creation Date  
**01/05/2025**



# Property Info

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

Water Supply
Mains
Sewerage
Mains Supply
Heating
Underfloor Heating
Broadband
-
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
1907.5
Rent Review Period (Year)
-

# Property Info

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2132-01-01
Price Qualifier
Guide Price
Price
£190,000
Land Size
-
Age of Property
-
Year Built
2006
New Home
No



# Property Features

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

## Feature 1

Situated In The Iconic Guy's Common Development In Historic Dunchurch

## Feature 2

Completely Detached With No Neighbours Above Or Below, Ensuring Privacy.

## Feature 3

Set Within Beautifully Maintained Grounds Featuring A Pond Home To Protected Newts.

## Feature 4

Private Front Door And Area For Storing A Bike Or Golf Clubs.

## Feature 5

Open-plan Living Room Diner / Kitchen And Galleried Landing - Ideal For A Study

## Feature 6

Modern Kitchen Equipped With Built-in Appliances

## Feature 7

Allocated Parking Space With Additional Visitor Parking

## Feature 8

Loft-style Living With Adaptable Spaces

## Feature 9

Stylish Wet Room / Shower Room

## Feature 10

Close To All Major Road And Rail Links As Well As Popular Sports Venues Such As Draycote Water.

Creation Date

**01/05/2025**

# Property Description

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

## **One Bedroom Coach House For Sale in Dunchurch Rugby.**

One Bedroom Coach House For Sale in Dunchurch Rugby.

Located in the iconic Guys Common development, built by Parker Lakes Homes in 2006, this elegant Coach House offers a unique lifestyle in the heart of historic Dunchurch.

Completely detached, with no neighbours above or below, it enjoys privacy and tranquillity. The setting is truly special, with beautifully maintained grounds featuring a pond that's home to protected newts.

The property boasts its own ground floor private entrance, with an entrance hall offering handy storage space for bicycles or golf clubs, plus a large under-stairs cupboard.

Inside, the versatile layout includes a fabulous open-plan kitchen and living area perfect for entertaining. The modern kitchen is fully equipped with built-in appliances and plenty of workspace.

A stunning galleried landing, ideal as a study, adds a touch of character, while the sleek wet room-style bathroom provides both style and practicality.

Energy-efficient with individual room temperature controls and low running costs, it's a great choice for the eco-conscious.

Allocated parking and ample visitor spaces both on-site and nearby add convenience, while the vibrant village square is just a short stroll away.

Creation Date

**01/05/2025**



# Property Description

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

This exceptional home combines modern loft-style living with elegance and practicality. Dont miss itcall us today to arrange your viewing!

The communal grounds are simply breath-taking, and you get to fully appreciate where the Management fees are spent!

Pets are allowed, in fact the current owner although on the first floor, has a dog.

There are beautiful walks in every direction if you can prise yourself away from the grounds.

You may even just want to cross the road and have a pint at 'The Green Man' or lunch at 'The Dun Cow' or grab a coffee at 'Cuppa' or 'The Square'.

Dunchurch is both a historical village, we all know the nursery rhyme Remember, remember the 5th of November, gun powder treason and plot.

Guy Fawkes stayed the night, if youre not local definitely add in some extra time to have a wander around this lovely village and explore a village full of lovely amenities with a great community spirit.

The village hall always has something going on and again at Christmas it is always very exciting to see what character the statue of Lord John Douglas Montagu Scott has been made into by the Dunchurch elves.

For sporting enthusiasts Dunchurch has a Cricket Club and is minutes away from

Creation Date

**01/05/2025**

# Property Description

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

Draycote Water for sailing, fishing and running.

This beautiful apartment along with its setting and village position can only be fully appreciated by viewing in person so please do come and look, it will not disappoint.

Tenure Leasehold 125 years from 2006 (107 years remaining)

Council Tax Band B

EPC C

Maintenance Charge - 1907.50 pa (can be paid monthly or half yearly)

This includes grounds maintenance - regular mowing of the lawns, trimming the extensive hedging, tree management, seasonal maintenance of the flower borders, leaf clearing in the communal areas (car ports, bin corale etc.) - general maintenance/repairs to the building, buildings insurance, window cleaning, upkeep of the car park, cleaning of the communal areas including carpet washing, repairs to the guttering and roofs, upkeep of the driveway, and maintenance of the pond. The sinking fund currently sits at approx 28,000.

The approximate measurements for this property are as follows:

Entrance Hall

3.91m x 1.76m (12' 10" x 5' 9")

Study

1.81m x 1.72m (5' 11" x 5' 8")

Hallway

Creation Date

**01/05/2025**



# Property Description

The Coach House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

5.54m x 1.52m (18'2" x 5' 0")

Bedroom

3.48m x 2.91m (11' 5" x 9' 7")

Shower Room

2.91m x 1.59m (9' 7" x 5' 3")

Open Plan Kitchen / Dining Room / Lounge

4.76m x 4.53m (15' 7" x 14' 10")

Creation Date

**01/05/2025**