



Connells

Grange Farm London Road
Ryton On Dunsmore Coventry

Grange Farm London Road Ryton On Dunsmore Coventry CV8 3ER

for sale
£275,000



Property Description

Grange Farm in Ryton on Dunsmore offers stunning barn conversions with 2 and 3 bedrooms available. It's perfect for those seeking a tranquil semi-rural lifestyle. These properties boast:

DOWNSTAIRS CLOAKROOM - conveniently located for guests or added practicality.

2 BATHROOMS - providing ample space for residents and visitors.

GOOD SIZED BEDROOMS - spacious rooms with modern comfort of an EN-SUITE to the master bedroom

ALLOCATED PARKING - ensuring a safe spot for your car

SECLUDED DEVELOPMENT - nestled in semi rural setting, surrounded by picturesque fields and farmland, yet still accessible to local amenities.

Located in ryton on Dunsmore, residents can enjoy;

SEMI-RURAL SETTING

CONVENIENT LOCATION - close to Coventry, Leamington Spa and Rugby with easy access to motorway connections and Jaguar Land Rover.

LOCAL AMENITIES - within walking distance to the village with nearby schools and shops.

The development features high-quality finishes, including:

- * Symphony Kitchen * Beautifully appointed kitchen with built in appliances
- * Air Source Heat Pump * Sustainable and environmentally friendly energy solution
- * Fitted alarm system

With its unique blend of rustic charm and modern amenities, Grange Farm is an attractive option for those seeking a peaceful yet convenient lifestyle.

General External

Painted Hardwood Windows RAL 7015
BT Fibre

Turfing Rear Gardens

Buff Patios and access paths to gates in rear Gardens

Acoustic fencing to external boundaries and and close board fenced partitions.

External Lighting to Front and Rear
Doors and chime bell

External Power Point

External Water point

General Internal

Central Heating from Air source heat pumps

Porcelanosa tiles to Kitchen Utility
Family Baths En/Suites

Cat 6 Cabling (Connect direct to incoming fibre)

TV, BT and USB charging Points to sitting/bedroom/kitchen 1 per room

Mains wired smoke detectors with battery back up

Deanta ladder style semi solid internal doors

Carlisle Brass Serratoza Chrome Ironmongery

Downlighters to Kitchen Baths + Ensuites

Carpets to upper floors and stairs

Either carpet or LVT to lounge depending on build stage

Kitchen

Symphony fitted Kitchen

Porcelanosa ceramic Flooring

Bosch Ceramic Hob

Bosch Integrated Dishwasher (Slimline plots 13+14)

Bosch build under single oven

Bosch Integrated Fridge Freezer in Column

Bosch Chimney Hood

Bosch washer dryer plots 13+14 only

Recessed Downlighters

Cloaks

Modern white sanitaryware
Chrome Taps and Showers
Porcelanosa Ceramic floor tiles
Porcelanosa Ceramic wall tiles to selected walls
Recessed downlighters

Bathrooms

Modern white sanitaryware
Chrome Taps and Showers
Porcelanosa Ceramic floor tiles
Porcelanosa Ceramic wall tiles to selected walls
Recessed downlighters

En-Suites

Modern white sanitaryware
Chrome Taps and Showers
Porcelanosa Ceramic floor tiles
Porcelanosa Ceramic wall tiles to selected walls
Recessed downlighters

Maintenance Charges

There is an annual maintenance charge of £300.

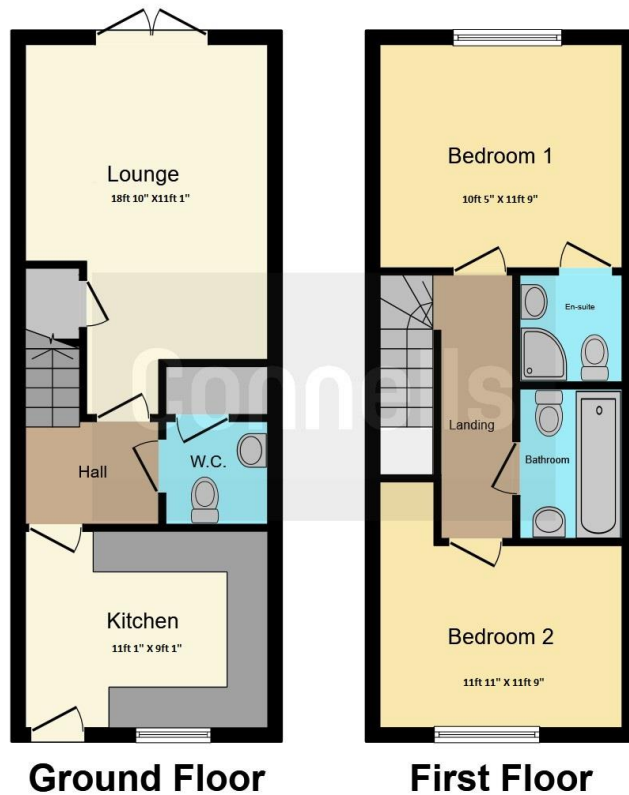
Agent's Note

External image is CGI imagery, and internal shots are from a previous development by Triosquare to show the quality of the internal fittings. Buyers should refer to floorplans for the layout and specification list for each room.

Reservation Fee

There is a £1000 reservation fee on acceptance of offer.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 LEAMINGTON SPA CV32 4LL

EPC Rating:
 Exempt

view this property online connells.co.uk/Property/SPA314829

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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