



6 Catesby House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

HOWKINS &
HARRISON

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Guide Price: £395,000

Nestled in the charming area of Guys Common, Dunchurch, this delightful three-storey mews house offers a perfect blend of modern open plan living and comfort. The property boasts a modern fitted kitchen with built-in appliances, three bedrooms, including one with an attractive balcony and a master bedroom with en-suite shower room occupying the top floor. This mews house is a wonderful opportunity for those looking to settle in a desirable area of Dunchurch, combining contemporary features with a welcoming environment.

Features

- Three story mews house
- Master bedroom with en-suite
- Three bedrooms
- Allocated parking
- Modern fitted kitchen
- Built-in appliances
- Sought after location
- Private rear courtyard garden
- Family bathroom
- Freehold
- Vacant possession



Location

The property benefits from being within walking distance from Dunchurch village centre and its amenities including shops, post office, doctors' surgery, pubs, restaurants, a petrol station, and good bus routes. The village has a very active social scene, based around the village hall. Rugby is only three miles away and offers a wider range of retail and leisure facilities. Junior schooling is available at the well reputed Dunchurch Junior School, and the Montessori nursery school and independent prep school, Bilton Grange, are close by. Rugby and the surrounding area provides plenty of options for senior schooling, both state funded and private, including the world renowned Rugby School just a few minutes away. There is a frequent rail service to London Euston from Rugby station which takes just under 50 minutes.

Agents Note

There is a service/maintenance charge of £1800.00 per annum payable to Guys Common Management Ltd.

Ground Floor

An inviting entrance hall provides access to the ground floor accommodation, with an oak staircase rising to the first and second floor and doors through to the kitchen, sitting room and the ground floor cloakroom, fitted with a wash hand basin and WC. A modern style kitchen is fitted with high gloss units which include built-in appliances comprising of a gas hob with extractor fan above, electric oven and a fridge freezer with stainless steel worksurfaces and a double sink, along with space for a washing machine and dishwasher. The kitchen opens into a sizable sitting/dining room which is defined with a built-in contemporary gas fire, providing a focal point to the room. The dining area is light and airy with French doors, with glazed panels either side, opening out to the rear garden.





First Floor

The first floor landing leads to two bedrooms and a family bathroom, which can also be accessed directly from bedroom two. Bedroom two, benefiting from built-in wardrobes, is flooded with natural light with a window and French doors opening out onto a balcony which has wrought iron railings, providing a delightful outdoor seating and al-fresco dining area. There are wonderful views from here across the stunning gardens. Bedroom one overlooks the front aspect and also enjoys garden views, this room could alternatively be used as a study/home office. The bathroom is fitted with a contemporary suite comprising of a wash hand basin with wall mounted vanity unit with drawers beneath and LED mirror above, WC with wall mounted flush, downlighting, chrome heated towel radiator and a bath with shower over. There is attractive tiling to the walls with chrome trim and complementary tiling to the floor.

Second Floor

The spacious master suite occupies the second floor which benefits from a built-in storage cupboard, ideal for clothes hanging and its own en-suite shower room which comprises of a corner shower enclosure, wash hand basin with vanity unit with drawer beneath and a WC. There is tiling to the floor and feature mosaic tiling to the water sensitive areas.

Outside

Guys Common is an exclusive development on the edge of Dunchurch village. Catesby House is accessed via a wrought iron gate leading to an attractive communal courtyard to the front of the property, with decorative gravelled areas, box hedging, wooden seating and lawn planted with specimen trees and shrub borders. The property has an attractive courtyard garden, which is of particularly low maintenance with a paved patio area, providing an ideal space for outdoor seating and dining, with the remaining part of the garden being laid to a combination of gravel and slate chippings. A wooden gate leads provides access to the rear of the property. To the side, there is access to the allocated parking and visitor's spaces, along with the beautifully maintained landscaped grounds which feature Victorian street furniture including period style lighting and signposts. There is a pathway leading to a delightful tranquil lakeside area with mature planted trees and waterside seating, providing stunning views overlooking grounds and the open countryside.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01788-564666.

Fixtures and Fittings

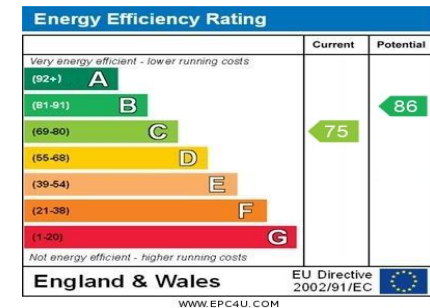
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

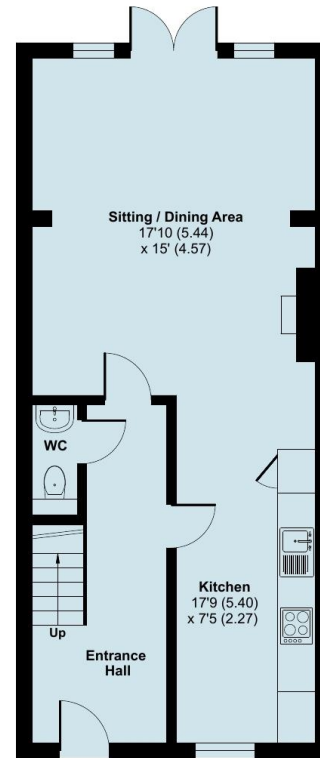
Rugby Borough Council. Tel:01788-533533.
Council Tax Band – E.



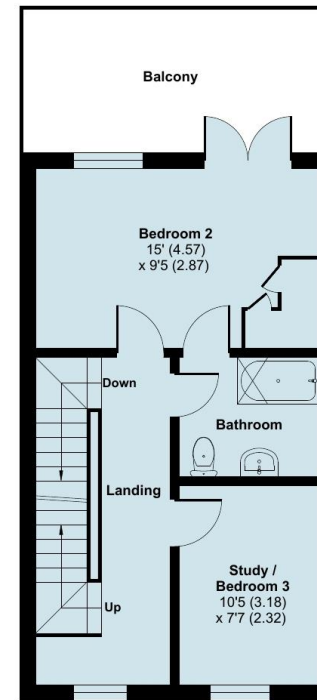
Catesby House, Guys Common, Dunchurch, Rugby, CV22

Approximate Area = 1173 sq ft / 108.9 sq m

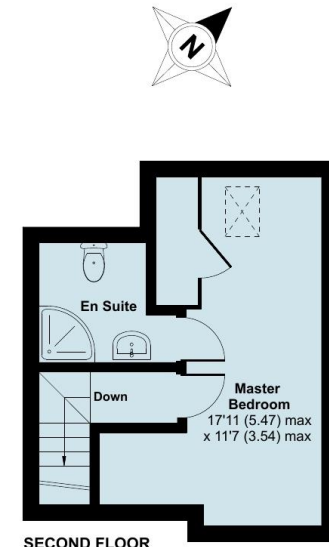
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1227808

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