



4 Wintour House, Guys Common, Dunchurch, Rugby, Warwickshire, CV22 6NQ

HOWKINS &  
HARRISON



4 Wintour House,  
Guys Common, Dunchurch,  
Rugby, Warwickshire, CV22 6NQ

Guide Price: £290,000

A stunning first floor, three bedroom apartment for sale in Dunchurch Warwickshire, built in 2006 by Parker Lakes Homes. Wintour House is one of eleven apartments in the complex and sits in an enviable position within Guy's Common. The apartment is beautifully presented throughout and offers modern open plan living space. Offered for sale with no onward chain.

Features

- First floor apartment
- Modern open plan living space
- Two double bedrooms
- Re-fitted kitchen with built-in appliances
- Third bedroom/home office
- Allocated and visitor parking spaces
- Countryside views
- No onward chain
- Energy rating – C
- Leasehold – 106 years remaining



## 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.



## Accommodation

On entering via the secure doors, a communal entrance hall leads to just three other properties, with No4 Wintour House being located on the first floor. The property opens into a light and spacious hallway where you are greeted with a spiral staircase that leads to an impressive galleried room that overlooks the kitchen and living space. This versatile room can be used as a sitting room, home office or as a third bedroom. Wooden flooring in the hallway flows through to the impressive open plan kitchen/living room which features two Juliet Balconies which floods the room with natural light. The kitchen has been re-fitted with a contemporary range of white handleless units, incorporating numerous cupboards and drawers, along with a seated breakfast bar area, with built-in appliances to include an AEG electric oven and induction hob with an extractor over, built-in AEG microwave, integrated dishwasher, fridge and freezer along with a boiling water tap over a stainless steel sink, with complementing wooden worksurfaces. The bathroom is fitted with a modern white suite comprising of a P shaped bath, glass shower screen with an electric shower over, WC and a wash hand basin with vanity unit beneath. Two light and airy double bedrooms complete the living accommodation.







## First Floor

The mezzanine floor is accessed via a spiral staircase from the hallway and features down lighting and two Velux windows. This fabulous space has multiple uses and is currently used as a second sitting room/home office.

## Outside

Guys Common is an exclusive development on the edge of Dunchurch village. 4 Wintour House is located to the rear of the Guys Common estate and includes an attractive central communal courtyard overlooking the natural pond. The apartment benefits from allocated parking and visitor's spaces, along with the beautifully maintained landscaped grounds which feature Victorian street furniture including period style lighting and signposts. A pathway leads to the natural pond, planted with mature trees with waterside seating, providing stunning views overlooking the grounds and open countryside.

## Agents Note

This exclusive apartment is offered for sale on a leasehold basis, with 106 years remaining, and has a service/maintenance charge of £3,854 per annum.

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## 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 – C.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## Guys Common, Dunchurch, Rugby, CV22

Approximate Area = 909 sq ft / 84.4 sq m (excludes gallery)

Limited Use Area(s) = 85 sq ft / 7.8 sq m

Total = 994 sq ft / 92.2 sq m

For identification only - Not to scale



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: 1271230

## Howkins & Harrison

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