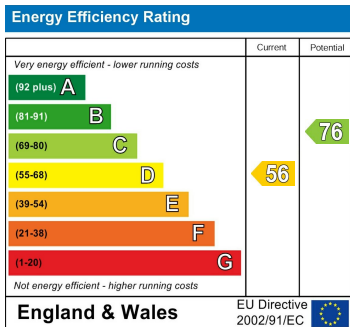


Floor Plan



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

EPC



**DISCLAIMER**  
Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers. Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

**Viewing**  
Strictly by arrangement through Shortland Horne. Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

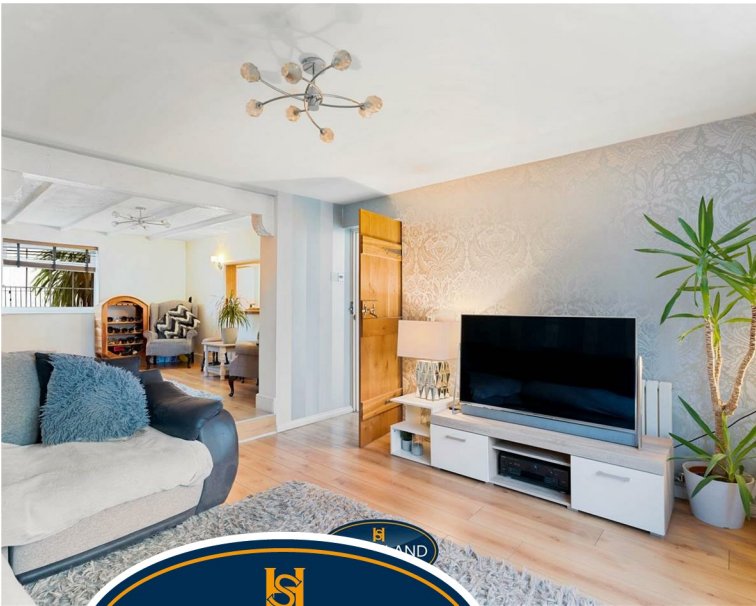
**Purchase Procedure**  
It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

**Money Laundering**  
We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. 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.

**Appliances**  
We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

**Referrals**  
If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.



**Shortland Horne Walsgrave Branch**  
306 Walsgrave Road, Walsgrave, Coventry CV2 4BL

**Other branches:**  
Warwick Gate, 21-22 Warwick Row, Coventry CV1 1ET  
10 Euston Place, Leamington Spa CV32 4LJ

**call:** 02476 442 288  
**email:** sales@shortland-horne.co.uk  
**visit:** shortland-horne.co.uk

follow us  



follow us  

**Chapel Lane**  
**Ryton on Dunsmore CV8 3EU**





£350,000 Offers Over

Bedrooms 3  
Bathrooms 1

Nestled on a quiet, private lane shared by just three homes in this sought-after village, Number Three Chapel Lane is a charming and spacious three-bedroom detached home. Originally built in 1790, it has been thoughtfully extended and meticulously renovated by the current owners, who have preserved its cottage character while introducing modern upgrades. This beautifully balanced home combines original features with contemporary comforts, creating an inviting and distinctive living space.

The property begins with an open porch, providing a welcoming shelter from the elements. Inside, the entrance hall sets a warm tone, leading into a bright and cosy lounge, ideal for relaxation and filled with natural light. Wood-effect flooring flows seamlessly from the lounge into the sitting room, a more formal space with a stunning feature fireplace and wood-burning stove, offering character and warmth—perfect for creating a snug retreat on cooler evenings.

The newly fitted kitchen is a highlight, featuring light shaker-style cabinets and high-quality integrated appliances, including an oven, ceramic hob, microwave, and fridge. Inset spotlights provide focused, modern lighting, while additional natural light filters in from the adjoining conservatory. The conservatory, currently used as a dining area, is bathed in light from the garden and has views of a private patio, adding to the kitchen's warmth and atmosphere. This dining space is ideal for entertaining or enjoying meals in a relaxed setting.

A handy cellar provides additional storage and could be adapted to meet various needs. The ground floor is completed by a newly re-fitted bathroom, designed with premium finishes for a stylish, convenient experience.

Upstairs, the property offers three spacious bedrooms, each with built-in wardrobes for ample storage. These light-filled rooms are thoughtfully designed to maximise comfort and space, making each bedroom a peaceful retreat.

Outside, the home enjoys a sunlit, fully enclosed garden designed for easy maintenance. With decked seating areas and artificial lawn, the garden is perfect for outdoor dining or simply unwinding in private tranquility. The converted garage serves as a versatile office space, fully insulated and fitted with bi-fold doors and extra kitchen appliances—ideal for working from home or as a multipurpose room for guests or hobbies. For added convenience, a dropped kerb at the front of the property offers the option for off-road parking within the front garden, should the new owners wish to create designated parking.

Located in a peaceful village setting, the property offers easy access to local amenities and excellent transport links via the A45 and M69, with routes to Coventry, Leamington Spa, and the wider Midlands region. The village itself has a variety of facilities within walking distance.

Number Three Chapel Lane is a rare find, offering historical charm and modern comfort in a prime location. This beautifully restored home provides the perfect blend of village tranquility and accessibility, making it an ideal choice for those seeking a unique property with character, style, and convenience.

GOOD TO KNOW:  
Tenure: Freehold  
Vendors Position: Vendor has found a property to buy  
Parking Arrangements: Street Parking and option to create off-road parking at the front



GROUND FLOOR		Landing	
Lounge	12'10 x 11'9	Bedroom 1	12'10 x 11'9
Sitting Room	13'5 x 11'2	Bedroom 2	10'8 x 8'5
Dining Room	18'10 x 13'3	Bedroom 3	13'4 x 7'9
Kitchen	10'4 x 8'5	OUTSIDE	
Bathroom		Study/Utility	
Cellar		Garden	
FIRST FLOOR			